



**PLANNING AND ZONING COMMISSION
TOWN OF WINCHESTER
Town Hall – 338 Main Street
2nd Floor – Leanne Laclair Room
Tuesday October 10, 2023, at 7:00PM -- MINUTES**

1. Roll Call

Meeting called to order by Chair George Closson at 7:01pm. In attendance are Vice Chair Peter Marchand, John Cooney, Willard Platt, Troy LaMere (alternate seated), Charlene LaVoie (alternate), Adam Quagliaroli (alternate), and Craig Sanden is absent excused. Town Staff present, Director of Land Use / Town Planner, Lance Hansen and Director of Economic Development, Ted Shafer.

2. PUBLIC COMMENT

Dr. Kristin Roberts, 151 Newfield Rd . speaks on improvements and outstanding issues regarding ECAD.

3. AGENDA REVIEW

None

4. PUBLIC HEARINGS

A. PZC#23-11-1

Special Permit and Site Plan Approval application submitted: 8/24/2023

Applicant John Noone and Alla Kravchenko

65-day review period: 10/27/2023

Owner: John Noone

Location: 21 Fairview Avenue

Proposal: Mixed Use – Convert

Peter Marchand makes a motion to deny, without prejudice, PZC #23-11-1. John Cooney seconded the motion and the motion passed unanimously.

5. OLD BUSINESS

Codification Project for Zoning Regulations – Approximately 2/3rds of the review occurred for edits. Remaining will be continued to next meeting for completion.

George Closson, Chair	Willard Platt
Peter Marchand, Vice Chair	Troy LaMere (Alternate)
John Cooney	Charlene LaVoie (Alternate)
Craig Sanden	Adam Quagliaroli (Alternate)

6. NEW BUSINESS

149.5 Newfield Road ECAD request for modification of approval for facility operations. ECAD representatives, Carrie Picard, and Attorney David Sherwood along with neighborhood residents, Dr. Kristin Lavieri (151 Newfield Road) and William Pozzo (155 Newfield Road) were also in attendance. Discussion regarding the modification for the hours of operation will be further discussed at a future (date to be determined) Planning and Zoning Commission meeting and/or Zoning Board of Appeals. Open dialogue discussion occurred regarding the daily operations of the ECAD facility with Carrie Picard. Troy Lamere requested that public comment be allowed to be heard from the abutting neighbors regarding the modification of approval for kenneling opportunity within the training center building. Town Planner, Lance Hansen and Zoning Enforcement Officer, Geoff Green will continue to work with all involved. Building Official, Bill Pietrefase will make a final determination for the new fence building permit approval and Certificate of Use and Occupancy for Building #2 (ECAD training facility located at 149.5 Newfield Road).

Motion made by Peter Marchand to allow the kennel of ALC Adult Dogs in building #2 until building #3 is completed. Puppies will be kenneled in building #1. Motion seconded by Troy LaMere and the board unanimously approved.

7. OTHER BUSINESS

Planning Objectives

Motion to continue in Executive Session made by Chair, George Closson, seconded by Vice Chair, Peter Marchand. Economic Development Director, Ted Shafer and Town Planner, Lance Hansen were also invited to participate in the Executive Session discussion.

Motion made by Chair, George Closson, seconded by John Cooney to leave Executive Session and resume regular meeting.

8. APPROVAL OF MINUTES: September 25, 2023

Peter Marchand made a motion to approve the Minutes of the September 25th, 2023 PZC meeting. Seconded by John Cooney and the board unanimously approved.

9. COMMUNICATIONS

None

10. ADJOURNMENT

Motion made by Peter Marchand to adjourn the meeting, seconded by John Cooney and the board unanimously approved.

Respectfully submitted,
Lauren Dombrowski, CCTC
Asst Town Clerk, Town of Winchester