1. **Roll Call**
   Planning and Zoning Commission Chairman George Closson calls the September 25th, 2023, meeting to order at 7 PM. In attendance are Peter Marchand (Vice Chairman), John Cooney, Craig Sanden, Willard Platt, Troy LaMere (Alternate @ 7:03 PM) and Adam Quagliaroli (Alternate). Charlene LaVoie (Alternate) is absent excused. Also in attendance is Town Planner, Lance Hansen, ZEO/Asst Town Planner, Geoff Green and DPW director, Jim Rollins.

2. **Public Comment**
   None

3. **Agenda Review**
   Motion made by George Closson and seconded by Peter Marchand to move items 4B and 4C ahead of 4A. The board unanimously approved.

4. **Public Hearings**
   B. PZC#23-13-1 application submitted: 9/6/2023  
   Special Permit 65-day review period: 11/10/2023  
   Applicant: Martha Amon  
   Owners: Martha Amon & Romulo Romero  
   Location: 155 Mathew Rd  
   Proposal: Home Occupation special permit application in Highland Lake (HL) zoning district.  
   Motion to close Public Hearing PZC #23-13-1 made by Peter Marchand, seconded by Craig Sanden, and unanimously approved by the board.

   C. PZC#23-14-1 application submitted: 9/6/2023  
   Special Permit 65-day review period: 11/10/2023  
   Applicant: Beata Vrancic  
   Owners: Beata Vrancic  
   Location: 112 Birdsall St.  
   Proposal: Home Occupation special permit application in Town Single Family (TSF) zoning district.  
   Motion to close Public Hearing PZC #23-14-1 made by Peter Marchand, seconded by Craig Sanden, and unanimously approved by the board.

   A. PZC#23-12-1 application submitted: 8/24/2023  
   Special Permit and Site Plan Approval 65-day review period: 10/27/2023  
   Applicant Representative: David Batista, Haley Ward  
   In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.  
   Owner: Winsted Health Center, Inc.  
   Location: 115 Spencer Street
Proposed: Redevelopment of Winsted Health Center for housing and artisan maker space
Motion made by Peter Marchand to close Public Hearing PZC #23-12-1. Motion is seconded by Craig Sanden and the board approved.

5. Old Business
A. PZC#23-10-1
Site Plan Approval – Automotive Sales and Repair
Applicant: Ahmed Bedir
Owner: Rukhma Zoonash LLC
Location: 161 Main Street
Proposal: Request for auto repair from previous special permit approval, including requirements for employee and customer parking spaces, dumpster screenage, signage and hours of operation.
Application submitted: 8/10/2023
65-day review period: 10/13/2023
Application needs updated paperwork; thus, Peter Marchand makes a motion to table PZC #23-10-1 until the October 10th PZC Meeting. Motion is seconded by Willard Platt and the board unanimously approves.

B. PZC#23-12-1 application submitted: 8/24/2023
Special Permit and Site Plan Approval 65-day review period: 10/27/2023
Applicant Representative: David Batista, Haley Ward
In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.
Owner: Winsted Health Center, Inc.
Location: 115 Spencer Street
Proposal: Redevelopment of Winsted Health Center for housing and artisan maker space
George Closson makes a motion to approve PZC #23-12-1. Peter Marchand seconded the motion, and the board unanimously approved the motion.

C. PZC#23-13-1 application submitted: 9/6/2023
Special Permit 65-day review period: 11/10/2023
Applicant: Martha Amon
Owners: Martha Amon & Romulo Romero
Location: 155 Mathew Rd
Proposal: Home Occupation special permit application in Highland Lake (HL) zoning district.
Peter Marchand makes a motion to approve PZC #23-13-1. John Cooney seconded the motion and the board unanimously approved.

D. PZC#23-14-1 application submitted: 9/6/2023
Special Permit 65-day review period: 11/10/2023
Applicant: Beata Vrancic
Owners: Beata Vrancic
Location: 112 Birdsall St.
Proposal: Home Occupation special permit application in Town Single Family (TSF) zoning district.
John Cooney makes a motion to approve PZC #23-14-1. Peter Marchand seconded the motion and the board unanimously approved.

6. New Business
47 Orchard Street:
Peter Marchand makes a motion to approve the 8-24 referral for the sale of town owned property located at 47 Orchard Street. John Cooney seconded the motion and the motion passed.

7. Other Business
   A. Continued discussion regarding final proposal of driveway regulations language.
   Discussion with DPW Director Jim Rollins prior to the finalization of driveway regulations.
   B. Discussion regarding creation of proposed parking lot regulations.
   Town currently does not have parking lot regulations, however, needs them. Town Planner Lance Hansen to follow-up with the ways that similar local communities work parking lot regs.

8. Approval of Minutes
   Peter Marchand makes a motion to approve the PZC Minutes for the September 11th, 2023, meeting. John Cooney seconded the motion and the board approved.

9. Communications
   ZEO Geoff Green provided the board with enforcement updates.

10. Adjournment
    Peter Marchand makes a motion to adjourn the PZC September 25th, 2023, meeting at 10:04 PM. John Cooney seconded the motion, and the board unanimously approved the motion.

Respectfully submitted,

Lauren Dombrowski, CCTC
Assistant Town Clerk, Winchester, CT