1. **Roll Call**
Chair George Closson calls the meeting to order at 7:00PM. In attendance are Peter Marchand (Vice Chair), John Cooney (Secretary), Craig Sanden, Willard Platt, and Rista Malanca (Alternate). Charlene LaVoie (Alternate) and Adam Quagliaroli (Alternate) are absent excused. Also present is Town Planner Lance Hansen.

2. **Public Comment**
None

3. **Agenda Review**
None

4. **Public Hearing**
   A. Public Act 23-142 Zoning Regulation – Edit Group Day Care Home as Defined in C.G.S. Sec, 19a-77(a)(2) to Family Day Care Home to be added to all zoning districts.
   **Following Item 5:** Peter Marchand makes a motion to accept Public Act 23-142 – Zoning Regulation. Craig Sanden seconded the motion and the board unanimously approved.

5. **New Business**
   A. Elm Street reconstruction public presentation – Haley-Ward Engineering & DPW director Jim Rollins
   B. Hubbard Street reconstruction public presentation – Cardinal Engineering & DPW director Jim Rollins
   C. PZC #24-1 Applicant Representative: Robert Colabella, Haley-Ward Engineering. Owner San LLC, Location 954 Main Street, Proposal: Applicant proposes the addition of two (one-sided) fuel pumps, and a new concrete pad a pumping stations.

   Peter Marchand makes a motion to accept application PZC 24-1. Willard Platt seconded the motion and the board unanimously approved.

   D. PZC #24-2 Applicant Representative: Kevin Grindle, Barton & Lodgice, Owner KR 185 Torrington Road (USA Hauling and Recycling) Location: 185 Torrington Road, Proposal: Special permit for construction of a truck maintenance garage and associated site improvements.

   Peter Marchand made a motion to move PZC #24-2 to a Public Hearing at the March 11th, 2024, meeting. John Cooney seconded the motion, and the motion was carried unanimously.

6. **Old Business**
None

7. **Town Planner Report**
   A. Building Official Information – New Hire, Agostino Roma
   B. 161 Meadow Street – potential for housing unit project
C. 108 East Lake Street – buyer looking to use existing building for 20-30 apartments.

8. Approval of Minutes – January 22nd, 2024
Peter Marchand makes a motion to approve the minutes of the January 22nd, 2024, meeting. John Cooney seconded the motion, and the motion was unanimously approved.

9. Communications
Connecticut Federation of Planning and Zoning Agencies – Training opportunities for board members.

10. Adjournment
Peter Marchand made a motion to adjourn the meeting at 8:48PM. John Cooney seconded the motion, and the motion is unanimously approved by the board.

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