1. **Roll Call**
   Chair George Closson calls the meeting to order at 7:02PM. In attendance are PZC members Peter Marchand (Vice Chair), Craig Sanden, Willard Platt, and John Cooney (7:03PM). Charlene LaVoie (alternate) and Adam Quagliaroli (alternate) are absent excused. Also in attendance, Land Use Department staff Town Planner, Lance Hansen and Zoning Enforcement Officer, Geoff Green.

2. **Public Comment**
   None

3. **Agenda Review**
   *Peter Marchand makes a motion to move agenda item 6A “Planning Objectives” to Executive Session. Craig Sanden seconded the motion and the board unanimously approved.*

4. **Public Hearings**
   None

5. **New Business**
   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. (*SET PUBLIC HEARING DATE for Monday January 22, 2024*)
   *Peter Marchand makes a motion to set a Public Hearing date of January 22nd, 2024, for Public Act 23-142. Craig Sanden seconded the motion, and the motion was approved by the board.*

6. **Other Business**
   A. Planning Objectives (Executive Session if deemed necessary)
   *Executive Session moved after item #9.*
   Planning discussion for parking as principle use zoning regulations.
   Discussion; a sub-committee for parking as principle use may eventually be necessary.

7. **Question / Answer with Zoning Enforcement Officer, Geoff Green**
   Discussion and update provided by Geoff Green, Zoning Enforcement Officer.

8. **Old Business**
   A. General Code discussion for reprint of Zoning Regulations
   B. Zoning map edits spreadsheet
   Discussion and update provided by Town Planner Lance Hansen. Item will be removed from agenda until further updates are made available.
9. APPROVAL OF MINUTES: December 11, 2023
   Craig Sanden makes a motion to accept the minutes of the December 11, 2023
   meeting. John Cooney seconded the motion, and the motion is unanimously approved.

   *Peter Marchand makes a motion to resume meeting in Executive Session. Willard
   Platt seconded the motion and board unanimously approved.

   Following Executive Session @ 8:15PM:
   Peter Marchand makes a motion to write a letter to the Board of Selectman with a
   recommendation that 508 Main Street be rehabilitated. Craig Sanden seconded the
   motion, and the motion is approved by the board.

10. Communications
    None

11. Adjournment
    Peter Marchand makes a motion to adjourn the meeting at 8:16PM. Craig Sanden seconded
    the motion and board unanimously approved.

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