1. **Roll Call**

   Meeting called to order at 7:00 PM by Chairman George Closson. Board members in attendance are Vice Chairman Peter Marchand, John Cooney, Willard Platt, Charlene LaVoie (alternate) and Adam Quagliaroli (alternate). Craig Sanden and Troy Lamere are absent excused. Also in attendance is Lance Hansen, Town Planner.

2. **Public Comment**

   None

3. **Agenda Review**

   None

4. **Public Hearings**

   **PZC #23-74**
   Owner: Fracasso, Henry
   Applicant: Michols, Lidia
   Location: 58 Holmes Drive
   Proposal: Home occupation special permit application in Town Single Family (TSF) zoning district. Motion to accept application PZC #23-74 made by Peter Marchand and seconded by Willard Platt. The board unanimously accepts.

   **PZC #23-10**
   Owner: ECAD
   Applicant: Allan Borghesi
   Location: 149 Newfield Road
   Proposal: Modify location of proposed building and wall sign application.
   Public hearings from neighbors:
   Kristin Roberts (151 Newfield Road) Bill Pozzo (155 Newfield Road) and Michael Orban (147 Newfield Road)
   Motion made by Peter Marchand to continue with the approval of PZC #23-10 until July 24th’s meeting, seconded by Willard Platt. The board unanimously approved.

   **PZC #23-7**
   Special Permit: 30-day temporary earth excavation application and creation of Avery Farm
   Applicant/Owner: Scott Bachand
   Location: 257-259 Torringford Street
   Proposal: Request for removal of screened stone to create hay farm fields, Christmas tree farm, and fruit trees.
Public hearing comments from neighbor(s):  
Aaron Steeves (261 Torringford Street)  
Nancy and Matt Dillon (255 Torringford Street)  
Robert Delaney (262 Torringford Street)  
Linda Groppo (18 Cherry Street)  
Motion to continue special permit PZC #23-7 at the August 14th meeting made by Peter Marchand and seconded by Willard Platt. The motion is unanimously approved.

5. **Old Business**  
   **PZC #23-74**  
   Special Permit  
   Owner: Fracasso, Henry  
   Applicant: Michols, Lidia  
   Location: 58 Holmes Drive  
   Proposal: Home occupation special permit application in Town Single Family (TSF) zoning district. Motion to approve application PZC #23-74 with the condition that no signage will be installed at the property was made by Peter Marchand and seconded by John Cooney. The motion is unanimously approved.

   **PZC #23-10**  
   Owner: ECAD  
   Applicant: Allan Borghesi  
   Location: 149 Newfield Road  
   Proposal: Modify location of proposed building and wall sign application. Continued until the July 24 meeting. Motion to continue PZC#23-10 application was made by Peter Marchand and seconded by John Cooney. The motion is unanimously approved.

   **PZC #23-7**  
   Special Permit: 30-day temporary earth excavation application and creation of Avery Farm  
   Applicant/Owner: Scott Bachand  
   Location: 257-259 Torringford Street  
   Proposal: Request for removal of screened stone to create hay farm fields, Christmas tree farm, and fruit trees. Continued until the August 14 meeting. Motion to continue PZC#23-7 application was made by Peter Marchand and seconded by John Cooney. The motion is unanimously approved.

   **PZC #23-12**  
   Referral  
   Application/Owner: Town of Winchester  
   Location: Mountainside Drive  
   Proposal: Sale of town-owned 118.14 acres vacant land located in the Rural Residential (RR) zone.
George Closson makes a motion to send a positive recommendation to the Board of Selectman to approve the sale of Mountainside Drive. Peter Marchand seconds the motion and the board unanimously approves.

6. **New Business**
   PZC#23-6
   Special Permit (previous application PZC #23-1)
   Applicant: Wendy Scanlon
   Owner: Impetus Properties
   Location: 398 Main Street
   Moved to the July 24th meeting.

7. **Other Business**
   Continued discussion on driveway regulations moved to July 24th meeting.

8. **Approval of Minutes**
   Approval of the June 26, 2023 meeting minutes motion made by Peter Marchand and seconded by Willie Platt. The board unanimously approved. This does not include the approval of the May 22, 2023 meeting minutes.

9. **Communications**
   None

10. **Adjournment**
    Meeting adjourned at 9:25pm by Chairman George Closson.

Respectfully submitted,

Lauren Dombrowski, CCTC