

**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
MINUTES, JANUARY 29, 2013**

1. *Call to Order*  
7:04 PM

2. *Roll Call*

PRESENT: Chairman B. Hillman, M. Peacock, A. Melycher, B. Wilkes, S. Closson (seated as regular member)

ABSENT: C. Sanden (excused)

OTHERS PRESENT: D. Martin, Town Manager.

3. *Agenda Review*

Removed:

6. B. 13-02 Acceptance of Donated Land (Town of Winchester)

4. *Approval of Minutes*

- **Moved by Closson, seconded by Peacock, to approve the minutes of the December 10, 2012, regular Planning and Zoning Commission meeting; motion approved unanimously (Hillman abstain).**

5. *Old Business*

None

6. *New Business*

A. 13-01 Proposed Yeary Subdivision (Frank Yeary, represented by Ken Hrica).

- Related historic background of property.
- Reviewed proposed subdivision- 143 acres split into two lots, one of 45 acres (direct lake access) and the other of 98 acres (wooded, with indirect lake access); shared driveway (approximately 4000 feet long, twelve feet wide, with some scattered passing areas, primarily gravel, with some sloped areas bituminously paved).
- Discussed "first cut," re-subdivision, and subdivision applicability; determined that subdivision provisions (state) apply.
- Confirmed that Wetlands Permit had been previously approved and recently extended (Eisenlohr correspondence, January 16, 2013).
- Approved by Torrington Area Health District (Smith correspondence, January 25, 2013).
- Discussed and waived open space requirements in light of deed restrictions and covenants duration.
- Shared relationship of property to Silas Hall Pond and the Nature Conservancy.
- Staff comments received, notably J. Rotondo comments related to driveway ordinance (no concerns from Melanson, Williams, Scannell).
- **Moved by Melycher, seconded by Peacock to approve, with condition of compliance with driveway ordinance, the Yeary Subdivision (Grantville Road; Map 019, Blk 156, Lots 023-2A); motion approved unanimously.**

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**7. Other Business**

**A. Election of Officers**

- Chairman B. Hillman (**moved by Wilkes, seconded by Melycher; motion approved unanimously**).
- Vice Chairman M. Peacock (**moved by Wilkes, seconded by Melycher; motion approved unanimously**).
- Secretary B. Wilkes (**moved by Melycher, seconded by Closson; motion approved unanimously**).
- Requested review of Code of Ethics.

**B. Incentive Housing Zone Presentation (Mr. Glenn Chalder, Planimetrics)**

- Reviewed alternative courses of action:
  - Update Zoning Regulations, Section 4.4
  - Add Special Exception Criteria, Section 3.23
  - Add Planned Development Districts, Section 22
- Agreed to provide comments to D. Martin to forward to G. Chalder for preparation for public hearing.
- Scheduled additional discussion for February 11, 2013, meeting.

**8. Communications & Bills**

- A. Provided copy, "How Not to Zone Out on Zoning," ICMA *Public Management* (Jan/Feb, 2013).**

**9. Town Manager Report**

- A. Announced conditional site plan approval for 410 Main Street and 45 Elm Street (both applicants to appear at February 25, 2013, meeting).**
- B. Discussed zoning regulations review.**
- C. Shared bed and breakfast regulations from other Litchfield communities.**

**10. Adjournment**

**Moved by Clossen, seconded by Peacock, to adjourn at 8:37 PM.**

Respectfully submitted,

Dale L. Martin  
Town Manager