

TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, JULY 28, 2014

1. *Call to Order*

7:05 PM

2. *Roll Call*

PRESENT: M. Peacock, C. Sanden, B. Wilkes, A. Melycher

ABSENT: S. Closson (excused)

OTHERS PRESENT: G. Closson, Liaison; D. Martin, Town Manager

3. *Agenda Review*

4. *Approval of Minutes*

- **Motion by Wilkes, seconded by Melycher, to approve minutes of June 23, 2014, Regular Meeting; motion approved unanimously.**

5. *Old Business*

A. PZC 14-10 Excavation Renewal (Mountaintop Trucking; 167-179 Colebrook River Road)

- Martin confirmed that survey required for conditional approval had been submitted.

6. *New Business*

A. PZC 14-12 Site Plan Approval (Law Works; 654 Main Street)

- J. Humes, O&G, representing Applicant, summarized project.
- Peacock reviewed staff comments.
- **Motion by Melycher, seconded by Sanden, to approve the site plan for Law Works- American Museum of Tort Law with the following conditions:**
 - Revised plans to include Zoning Table;
 - Revised plans to include landscape plan;
 - Revised plans to include handicapped parking dimensions;
 - Revised plans to include a statement related to Low-Impact Development;
 - Revised plans to indicate required buffer between commercial and residential zones;**motion approved unanimously.**

B. PZC 14-13 CGS 8-24 Referral (124 Danbury Quarter Road)

- **Motion by Sanden, seconded by Melycher, to recommend to the Board of Selectmen that the Town proceed with the sale of the town-owned property located at 124 Danbury Quarter Road (Map 014; Block 105; Lot(s) 004M; Zone RU-2; motion approved unanimously.**

C. PZC 14-14 CGS 8-24 Referral (60 Oak Street)

- **Motion by Wilkes, seconded by Sanden, to recommend to the Board of Selectmen that the Town proceed with the sale of the town-owned property located at 60 Oak Street (Map 111; Block 109; Lot(s) 002A; Zone RU-3; motion approved unanimously.**

D. PZC 14-15 CGS 8-24 Referral (132 Florence Street)

- **Motion by Melycher, seconded by Sanden, to recommend to the Board of Selectmen that the Town proceed with the sale of the town-owned property located at 132 Florence Street (Map 112; Block 151; Lot(s) 014C; Zone RU-3; motion approved unanimously.**

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7. Other Business

A. Regulation Subcommittee

- Previous discussions centered upon use table and zoning district maps; copies will be distributed for review.
- Peacock requested that the Town Manager seek \$1,500 in funding for digital mapping services to support the efforts of the Regulation Subcommittee.

8. Communications

9. Town Manager's Report

10. Adjournment

- **Moved by Wilkes, seconded by Sanden, to adjourn; motion approved unanimously (7:38 PM).**

Respectfully submitted,
Dale L. Martin
Town Manager