

TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, AUGUST 11, 2014

1. *Call to Order*

7:02 PM

2. *Roll Call*

PRESENT: M. Peacock, C. Sanden (arrived, 7:05), B. Wilkes, A. Melycher, S. Closson

ABSENT:

OTHERS PRESENT: D. Martin, Town Manager

3. *Agenda Review*

- **Motion by Peacock, seconded by Wilkes, to add 6. New Business, B. 127 Shore Drive (Site Plan; Sec. 10.6[b]); motion approved unanimously.**

4. *Approval of Minutes*

- **Motion by Wilkes, seconded by Melycher, to approve minutes of July 28, 2014, Regular Meeting; motion approved unanimously (Closson abstain).**

5. *Old Business*

6. *New Business*

A. PZC 14-17 CGS 8-24 Referral (198 Gilbert Avenue)

- **Motion by Wilkes, seconded by Closson, to recommend to the Board of Selectmen that the Town proceed with the sale of the town-owned property located at 198 Gilbert Avenue (Map 108; Block 27; Lot(s) 009G; Zone R-3; motion approved unanimously.**

B. 127 Shore Drive (Site Plan; 10.6[b])

- Applicant sought PZC approval for addition of dormers and an expanded covered porch (no formal application submitted)
- Peacock requested more detailed dimensions, specifically setbacks and lot coverage.
- Martin to contact Applicant for additional information.

7. *Other Business*

A. Regulation Subcommittee

- Peacock continues work on Use Table and downtown zoning classifications and maps; reiterated interest in funding for mapping project.
- Sanden described training session related to Main Street redevelopment philosophy and enhancements.

8. *Communications*

9. *Town Manager's Report*

10. *Adjournment*

- **Moved by Closson, seconded by Melycher, to adjourn; motion approved unanimously (7:26 PM).**

Respectfully submitted,
Dale L. Martin
Town Manager

**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, SEPTEMBER 22, 2014**

1. *Call to Order*

7:07 PM

2. *Roll Call*

PRESENT: M. Peacock, C. Sanden, A. Melycher, S. Closson

ABSENT: B. Wilkes (excused)

OTHERS PRESENT: D. Martin, Town Manager

3. *Agenda Review*

4. *Approval of Minutes*

- **Motion by Sanden, seconded by Melycher, to approve minutes, as amended (to reflect excused absence of A. Melycher) of August 25, 2014, Regular Meeting; motion approved unanimously.**
- **Motion by Sanden, seconded by Peacock, to approve minutes, as amended (to reflect correction of "10.66" to read "10.6") of September 8, 2014.**

5. *Old Business*

6. *New Business*

A. PZC 14-20 Site Plan Application (129 East Lake Street)

- Mr. B. Moore (Applicant) summarized the proposed site plan.
- Peacock led discussion related to lot coverage issues and regulations.
- **Motion by Melycher, seconded by Closson, to approve the site plan application for 129 East Lake Street as indicated on the attached Motion Form; motion approved unanimously.**

B. PZC 14-21 Site Plan Application (42 Maple Street)

- Mr. R. Colabella (representing Applicant) summarized proposed site plan.
- **Motion by Sanden, seconded by Closson, to approve the site plan application for 42 Maple Street as indicated on the Motion Form; motion approved unanimously.**

7. *Other Business*

A. Regulation Subcommittee

- Peacock indicated that he had presented a proposal to the Town Manager for a digital mapping project of downtown parcels.

8. *Communications*

9. *Town Manager's Report*

10. *Adjournment*

- **Moved by Closson, seconded by Melycher, to adjourn; motion approved unanimously (8:05 PM).**

Respectfully submitted,
Dale L. Martin
Town Manager