



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
Town of Winchester Town Hall, 338 Main Street  
P. Francis Hicks Room – 2nd Floor  
September 12, 2016 – 7:00PM  
Regular Meeting Minutes**

**1. CALL TO ORDER:**

Chairman Craig Sanden called the meeting to order at 7:00PM.

**2. ROLL CALL:**

At the request of Mr. Sanden, roll call was completed by Director of Planning and Community Development Steve Sadlowski. Present at the meeting in addition to Mr. Sanden were: Ms. Barbara Wilkes, Mr. Jerry Martinez, Mr. Art Melycher, and Alternate Lee Thomsen.

It was noted that George Closson and Pete Marchand were absent excused. Mr. Thomsen was seated for Mr. Closson.

Also present was Board of Selectman Liaisons Jack Bourque and Steve Sedlack.

**3. AGENDA REVIEW:**

No changes were made to the agenda.

**4. APPROVAL OF MINUTES: August 22, 2016**

**MOTION:** Mr. Melycher, Ms. Wilkes second, to approve the August 22, 2016 Minutes; Motion approved with Mr. Sanden, Mr. Melycher, and Ms. Wilkes voting aye while Mr. Martinez opposed and Mr. Thomsen abstained.

Prior to the vote on the preceding motion, Mr. Martinez suggested the following:

**MOTION:** Mr. Martinez, (no second), to amend the Minutes regarding PZC #16-12 Site Plan for Lot 4 on Old New Hartford Road to include the conversation between Commission Member Barbara Wilkes and the representative for the applicant, Rob Colabella. Mrs. Wilkes suggested an enhancement to the appearance and aesthetics of the fuel islands to be built on the property. Mr. Colabella correctly informed Mrs. Wilkes that the current Zoning Regulations were silent on those matters and not the purview of the Commission. Ignoring the responsibilities of this Commission, a lengthy discussion ensued where the applicant had to defend his exterior design decisions, needlessly. This not only wasted the time of the applicant but that of the Commission itself, thereby reinforcing the sentiment in Town by current and potential property owners that the Zoning Commission is not friendly to development. Our main task is to assess the applications brought before us and determine compliance with the current stated regulations leading to an increase in revenues to the Town of Winchester; Motion failed as it lacked a second.

**5. PUBLIC HEARING:**

**A. PZC #16-14 Special Permit – 734 Main Street (Map 106, Block 047, Lot 013) Proposal: Expand Current Parking Lot.**

**MOTION:** Ms. Wilkes, Mr. Thomsen second, to open the public hearing in the matter of PZC #16-14 Special Permit – 734 Main Street (Map 106, Block 047, Lot 013) Proposal: Expand Current Parking Lot; unanimously approved.

**MOTION:** Ms. Wilkes, Mr. Melycher second, **to continue the public hearing in the matter of PZC #16-14 Special Permit – 734 Main Street (Map 106, Block 047, Lot 013) Proposal: Expand Current Parking Lot; unanimously approved.**

**6. UNFINISHED BUSINESS:**

**A. PZC #16-14 Special Permit – 734 Main Street (Map 106, Block 047, Lot 013) Proposal: Expand Current Parking Lot.**

This application was continued to the next regular meeting of the Planning and Zoning Commission.

**7. NEW BUSINESS:**

**A. PZC #16-15 Site Plan – 502 Main Street (Map 110, Block 053, Lot 014) Proposal: Change of Use: From Barber Shop to Cell Phone Store/Tax Office; Sign Approval.**

Gurinder Bharara appeared before the Commission regarding this application. He noted that the tax preparation that would occur at this site would include a desk and a couple of chairs. In response to an inquiry from Mr. Sanden regarding the size of the sign, Mr. Bharara indicated that his proposal includes what is there presently. He noted that he will have two signs. Mr. Sadlowski noted that the applicant will replace the banner with the two smaller signs. The length of the building was then discussed. It was noted that the proposal included sixteen (16') feet by twenty-four (24") inches high, for a total of thirty-two square feet.

**MOTION:** Mr. Melycher, Mr. Thomsen second, **to approve Application #16-15 Site Plan Applicant: Gurinder Bharara Owner: 500 Main LLC Location: 502 Main Street Proposal: Change of Use – From Barber Shop to Cell Phone Store/Tax Office; Sign Approval Map 110, Block 053, Lot 014 Zone CX.**

**Based on testimony and subject to the following conditions:**

- 1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended, or revoked; and**
- 2. Sign size will be twenty-four (24") inches by sixteen (16') feet long for a total of thirty-two square feet and will consist of two signs, eight (8') foot long each; unanimously approved.**

**B. PZC #16-16 Site Plan – 173 Torrington Road (Map 039, Block 158, Lot 020) Proposal: Installation of Additional Propane Bulk Storage Unit.**

Matthew Klebe appeared before the Commission on behalf of the applicant. The Commission reviewed the drawings, noting the location of the existing tanks and this proposed unit. Mr. Sanden questioned the applicant whether chain link fence would be around this proposed bulk storage tank. Mr. Klebe confirmed.

**MOTION:** Ms. Wilkes, Mr. Melycher second, **to approve Application PZC #16-16 Site Plan Applicant: Klebe Fuel Company Owner: Cannavo Development LLC Location: 173 Torrington Road Proposal: Installation of Additional Propane Bulk Storage Tank Map 039, Block 158, Lot 020 Zone IB-1**

**Based on testimony and subject to the following conditions:**

- 1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified and suspended or revoked.**
- 2. Approvals as per the submitted plans from DiCara Land Surveying Services entitled, "Plot Plan Showing Proposed 30,000 Gallon Bulk Storage 173 Torrington Road (Rte 800) Winchester – Connecticut Scale 1"=40' date Sept. 2016"; unanimously approved.**

**C. PZC #16-17 Zoning Regulation Change Proposal: Return Section 10.6 of the Town of Winchester's Zoning Regulations.**

Mr. Sanden explained that this application will need to be forwarded to the Northwest Hills Council of Governments and abutting towns.

**MOTION:** Mr. Martinez, Ms. Wilkes second, to accept Application PZC#16-17 Zoning Regulation Change Proposal: Return Section 10.6 of the Town of Winchester's Zoning Regulations and schedule a public hearing for the October 24, 2016 regular meeting; unanimously approved.

**D. PZC #16-18 Site Plan – 173 Torrington Road (Map 039, Block 158, Lot 020) Proposal: Fenced-In Area for Empty Propane Tanks.**

Richard Calkins, PE, of Northeast Consulting, appeared before the Commission on behalf of the applicant. He noted that the application is for a fenced in enclosed area for empty propane tanks. Mr. Calkins noted that the size of the tanks are 120-gallon storage tanks but that the size may be used for 500 gallon or 1000 gallon tanks.

Mr. Thomsen inquired about how often the tanks are shuffled around. Mr. Calkins indicated that it is with some frequency but that the tanks that will be stored as part of this application will be tanks that are both new and empty.

**MOTION:** Mr. Thomsen, Mr. Melycher second, to approve Application PZC #16-18 Site Plan Applicant: Superior Plus Energy Services Owner: Cannavo Development Location: 173 Torrington Road Proposal: Fenced-In Area for Empty Propane Tank Map: 039, Block: 158, Lot: 020, Zone: IB-1, Based on testimony and subject to the following conditions:

1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified and suspended or revoked;
2. Approvals as per the submitted plans from DiCara Land Surveying Services entitled, "Plot Plan Showing Proposed Chainlink Fence Enclosure 173 Torrington Road (Rte 800) Winchester – Connecticut Scale 1"=40' date Sep. 2016";
3. Tanks of various sizes as used by end-users will be stored on site; unanimously approved.

**8. COMMUNICATIONS:**

Mr. Sadlowski noted that Mr. Melycher has been reappointed to this Commission by the Board of Selectmen.

**9. TOWN PLANNER'S REPORT:**

No business discussed.

**10: OTHER BUSINESS:**

**A. Review Draft of Zoning Regulations.**

The proposed new Zoning Regulations were again discussed. Among the items discussed was to allow for bulk storage in Town Gateway Zone, and whether to allow Assisted Living in the Rural Residential Zone if water and sewer are available. Provisions surrounding decks and sheds within the Highland Lake District were also discussed.

**11. PUBLIC COMMENT:**

Mr. Bill Donovan of 67 Glendale Avenue, accompanied by his wife Maureen, addressed the Commission regarding the recent approval of a Site Plan application for a gas station on Route 44, near Torrington Street. He commended the Commission for bringing business into town but expressed concern with the entrance/exit to be located across from Glendale Avenue.

Mr. Bruce Benedetto of 364 East Wakefield Boulevard addressed the Commission regarding how the proposed new Regulations would affect the location of a shed he and his wife are considering.

**12. ADJOURNMENT:**

**MOTION:** Ms. Wilkes, Mr. Melycher second, **to adjourn at 8:07PM; unanimously approved.**

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Clerk**