



Planning Board Meeting Minutes  
Tuesday, February 08, 2022, at 7:00 pm

Members Present:	Diab Jerius, Chair	Sally Dale, Vice Chair/Clerk
	I-Ching Scott	Kurt Spring
Members Absent:	Cheryl Wolfe	
Also Present:	Brian Szekely, Town Planner	WinCam
	Nancy Polcari, Recording Secretary	
Others Attending:	Richard Leaf	

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:04 pm, noting that the meeting is being video recorded via WinCam and Zoom. Roll call of PB members: Dale, Scott, Spring, Jerius in attendance, Wolfe absent.

**1. Minutes for Planning Board:**

**a. Minutes from January 4, 2022:** Last meeting several clarifications/edits were discussed and agreed upon. However, a question was raised regarding the Swanton/Washington Streets project being a 40B, located on the top of page 4, that needed further clarification.

Mr. Szekely: Shared the details surrounding that comment taken from the recording.

PB discussion concluded to change to “With a 40B project, local zoning could be overridden, and so theoretically, a 10-story building would be possible.”

Mr. Spring moved to approve the minutes for the PB Meeting on January 4, 2022, as amended. Ms. Scott second the Motion. Vote: Dale, Scott, Spring, Jerius in favor. Motion passes 4-0-0, with Wolfe absent.

**b. Minutes from January 18, 2022:**

PB discussed and concluded with three edits/clarifications.

Ms. Scott moved to approve the minutes for the PB Meeting on January 18, 2022, as amended. Ms. Dale second the Motion. Vote: Dale, Scott, Spring, Jerius in favor. Motion passes 4-0-0, with Wolfe absent.

**2. Updates, Chamber of Commerce:**

Mr. Leaf: Indicated he is representing the Board of Directors for the Chamber of Commerce and will be attending the PB meetings to keep the Chamber membership informed and apprised of PB activity. Chris Mulhern will be representing the Chamber at the Zoning Board of Appeals’ meetings.

The public session of the PB meeting ended at 7:26 pm; the PB moved into Executive Session.

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Sally Dale, Clerk

Nancy Polcari, Recording Secretary