Town of Winchester

Planning Board

Minutes

12-18-23

**Meeting opened:** 7:00 pm

Members present: Rich Pratt (Chair), Jordan Sharra (V. Chair), Dean Beaman, Jack Marsh, Colby Ebbighausen, Ben Kilanski (SR) and Robert Browne.

Gus Ruth, and Jenny Rhodes, are alternates present.

Neal Stetson is absent.

Evan O’Connor is the LUA.

Public: Margaret Sharra, Sarah Pratt, Penny Seaver, Roland Volbeir. Barry Bush, Johnathan Bafundi, Anne Ryder, Rick Horton, Chad Brannon.

**First order of business: The Chair sits G. Ruth as acting alternate.**

The board reviews the minutes of 12-4-23**.** The board decides to move the minutes approval to later in the meeting.

**Second order of business:** The board will review an application for a Major Subdivision submitted by Barry Bush for the Van Hertel Family Trust, for property on Scotland road, map 3 lot 9, currently 81.21 Acres, to be split into 4 lots, 33.35, 22.15, 10.93, and 14.49 Acres.

**R. Pratt Moves to accept the application as complete and move into a public hearing, J. Sharra seconds, all in favor.**

B. Bush addresses the board, representing the Van Hertel Family Trust. The plan is to subdivide the lot into 4 parcels, all over 10 acres. Driveway permits and soil tests have been completed.

R. Pratt asks what the intention is pertaining to slopes, and indicates part of the lots seem unbuildable under the town’s steep slope ordinance.

B. Bush indicates that the driveways will be effectively contoured.

B. Kilanski expresses concern that the proposed driveways cut up steep terrain, and will turn into a river during rain, flowing onto Scotland rd. Specific attention drawn to lot 9 on the plan, with a straight driveway.

B. Bush claims that used to be an old trail. J. Marsh claims that the trail is on lot 9-1.

The board and applicant go over concerns on grade and examine the provided materials.

J. Marsh expresses concern that this subdivision would not comply with the town’s steep slopes ordinance.

The applicant is provided with a copy of the steep slope ordinance.

Johnathan Bafundi addresses the board, stating that he cannot explain the discrepancies in slope as he is not the surveyor.

J. Marsh indicates that Scotland road already has an issue with improper drainage, and wants to insure that these properties do not contribute to further road hazards.

The board discusses continuing the hearing at the next meeting, sop the applicant can retrieve the necessary information. The information requested by the board: Ensure steep slope ordinance compliance, have slope percentages marked on all 4 driveway zones, and specify runoff zones.

B. Kilanski requests that the board conduct a site visit on January 8th at 4 pm, and the continued hearing and general meeting be held at 6 pm.

Ann Rider addresses the board and applicants, asking if there are intentions to build on the Pudding hill side of the lots. J. Bafundi responds that there are no plans to build there.

Rick Horton addresses the board and applicants and states many properties on Scotland road drain water onto the road, and into his property, he is worried about the drainage of these steep driveways.

**R. Pratt moves to postpone the hearing to January 8th, with an official site visit at 4:00 PM and the scheduled meeting and hearing to occur at 6:00 PM. R. Browne 2nds, all in favor.**

**Third order of business:** The board hears a consultation by fieldstone land consultants and Hanover trust about a proposed development on Goamko Drive.

Chad Brannon, civil engineer, addresses the board. The proposed development would be at the end of goamko drive, it consists of 22 apartment buildings (12 units each), 12 townhouse style dwellings (4 units each, and 22 duplex style buildings, for a total of 356 dwelling units. It is made clear this is a very preliminary consultation to get as much immediate information to the town prior to development as possible.

The plan and idea for the community development is laid out to the board.  
R Pratt asks what the rent would be.

It is answered the rent will be somewhere from ~<1000-2000 per month.

Jed Brummer, the landowner, addresses the board and speaks on the prospect of a development being located there.

**First order of business Cont.: D. Beaman moves to approve the minutes of 12-4, J Sharra seconds, R. Browne and B. Kilanski abstain.**

**Fourth order of business: Ordinance Discussion**

The board discusses and votes on zoning amendments to be brought to hearing on January 8th.

J. Marsh states that Sawmills should be permissible in more parts of town. **J. Marsh moves to bring to hearing the proposal amending the table of use to allow sawmills in Rural Residential, Agricultural, and Highway Commercial districts. D Beaman seconds, All in favor.**

J. Marsh states that the livestock area requirement is not necessary, as that allows grazing but most feed can just be brought to animals. **J. Marsh moves to bring to hearing the proposal removing the acreage per head requirement on the definition of livestock in the zoning ordinance. D. Beaman seconds, all in favor.**

J. Marsh discusses wanting to remove backlots and PRDs (Planned residential developments) from the ordinance due to them undermining zoning codes. **J Marsh moves to bring to hearing the proposal to strike the backlot ordinance, B. Kilanski seconds, 4 yes 3 no.**

**J. Marsh moves to bring to hearing the proposal to strike the PRD ordinance, R. Browne seconds, 6 yes 1 no.**

The board discusses the 5 ordinance amendments brought to the board by LUA O’Connor. C. Ebbighausen proposes to make the single family housing minimum square footage which was left up to board opinion, 150 sqft. **D. Beaman moves to bring to hearing the 5 proposals brought to the board at the previous meetings by LUA O’Connor (ATTACHED TO MINUTES), J. Sharra seconds. All in favor.**

**D. Beaman moves to adjourn, J. Sharra seconds. All in favor. 8:51 PM.**

Minutes respectfully submitted by:

Evan O’Connor , LUA

Minutes approved by the board on:

Minutes signed by:

Rich Pratt, Chair