Town of Winchester

Planning Board

Minutes

3-4-24

**Meeting opened:** 6:00 PM

Members present: Rich Pratt (Chair), Jordan Sharra (V. Chair), Jack Marsh, and Robert Browne, Dean Beaman, and Colby Ebbighausen. Gus Ruth and Neil Stetson are present as alternates.

The Selectmen’s Representative is absent.

Evan O’Connor is the LUA.

Public: Todd Kilanski, Dale Grey, Max Santonastaso

**First order of business:** The board convenes at 11A High Street to conduct a site visit relating to M. Santonastaso’s application.

The board is walked through the property by the applicant, and showed where customer/vehicle parking will be, as well as lighting, and snow removal areas.

**P. Pratt moves to continue the meeting at 6:30 in the town hall, D. Beaman seconds, all in favor. 6:15 PM.**

**Meeting opened:** 6:30 PM

Members present: Rich Pratt (Chair), Jordan Sharra (V. Chair), Jack Marsh, and Robert Browne, Dean Beaman, and Colby Ebbighausen. Gus Ruth and Neil Stetson are present as alternates.

The Selectmen’s Representative is absent.

Evan O’Connor is the LUA.

Public: Todd Kilanski, Dale Grey, Max Santonastaso, Margaret Sharra, Jason Cardinale, Barry Bush, Johnathan Bafundi, Charlie Lawrence, Rick Horton. Stephanie Richards is present via phone call.

**First order of business:** The Board will continue the hearing from 2-5-24 for a Site Plan application submitted by Max Santonastaso to operate in person auto sales on his property at 11A High Street, map 26 lot 94. lf the application is found complete the board will move into a hearing.

**J. Sharra moves to continue the hearing, J. Marsh 2nds. All in favor.**

M. Santonastaso addresses the board and reiterates his application for opening an in person auto sales business at his residence on 11a High Street. Business hours are set to be 8-4 M-F.

R. Pratt asks the applicant about approvals and permits needed.

The applicant responds that he has a variance from the zba, and a permit for the sign. State approval cannot be granted until site plan approval is received.

The board and applicant discuss the turnover rate for the vehicles, and the applicant states that he only expects to sell 1 to 3 cars each month.

J. Marsh asks the road agent if snow plowing would be obstructed in any way due to this business.

D. Grey addresses the board and states it may be difficult to plow in the winter as it is a narrow road, however, if there is no street parking allowed there should not be any issues.

The board and the applicant discuss the use of the word ‘Temporary’ in his site plan application. The applicant explains that he is planning to move to a larger location with more vehicle space if the dealership seems to be going well, and his residence is just a place for him to acquire the dealership license and conduct small scale in person sales. The board suggests that the applicant remove the term temporary from his application

M. Santonastaso requests that the board strike the word temporary from his application.

The board and applicant confirm that the residential parking space is a separate tax lot.

**D. Beaman Moves to close the public hearing. J. Sharra seconds, All in favor.**

**J. Marsh moves to strike the term ‘Temporary’ from the application, and still find the application complete, D. Beaman Seconds, All in favor.**

The board discusses conditions for approval.

**D. Beaman moves to approve the site plan application, with the following conditions: 2 cars for sale maximum at any time, business hours of 8-4 M-F, No street parking, No customer or business vehicle parking permitted in the residential parking lot property, no additional outdoor lighting, contingent on relevant state approvals. J. Sharra Seconds, all in favor.**

**Second order of business:** The LUA presents data and information obtained by the Housing Working group, and informs the board that the group will be present on the 12th at the polls, asking questions to those leaving the polls. The board requests to be informed on what these questions entail.

Third order of business: The Board will review the minutes of the 2-26-24 meeting for approval.

**D. Beaman moves to approve the minutes, J. Sharra seconds, all in favor. 7:00 PM**

Fourth order of business: The board will continue the hearing from 2-26-24 for 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

**J. Sharra moves to continue the public hearing, R. Browne seconds, all in favor.**

J. Bafundi addresses the board, and indicates that the road agent should share his thoughts and concerns about the application with the board.

D. Grey addresses the board. It is indicated that B. Bush showed and flagged where all retention pond locations will be, all around 60-90 ft off the road. It is stated that the first and fourth ponds are in acceptable locations that he sees no issues with, but the 2nd and 3rd ponds will need ‘fancy dirtwork’ done to make the water run to the ponds, but it is feasible.

J. Bafundi states that pond placement can be indicated in the deeds.

J. Marsh expresses concern that if unmaintained, leaves will clog the ponds causing runoff issues.

J. Marsh states that he wants to hear from the engineer how much needs to be done/dirt moved, in order to get the drainage to an acceptable state.

S. Richards, engineer, is reached by J. Bafundi via cell phone call.

J. Marsh and S. Richards discuss the creation of the drainage plan, and what work was done for the elevations. It is explained that due to the use being unknown, some of the metrics were approximations, and elevations used are accurate.

R. Horton, abutter, addresses the board. R. Horton states that the issue of water is very important, especially due to this subdivision being on a major travel road. It is also stated that there is concern about his well.

The board asks D. Grey what his opinions are on the project, and what stipulations/conditions he would like to see put on the property in case of approval.

D. Grey states that A comprehensive stormwater management plan must be provided for each new lot, and owners must be required to continue maintenance of the retention ponds.

**D. Beaman moves to close the public hearing, J. Sharra seconds. All in favor**

J. Marsh expresses his concern with the application, and states he doesn’t see any way the subdivision wouldn’t be detrimental to the road, and is worried it may turn into a legal battle.

C. Ebbighausen states that each deed must clearly outline the responsibility mandated to keep the retention ponds maintained, in order for enforcement to be effective.

**D. Beaman moves to approve the application with the following conditions: : A comprehensive stormwater management plan must be provided for each new lot, Required continuing maintenance of the retention ponds, contingent upon new deeds. J. Sharra seconds, the vote passes with 4 yes 2 no.**

**Fifth order of business:** The board will continue the hearing from 1-8-24 for a Minor Subdivision submitted by Lawrence Septic Design for Jason & Jane Cardinale, for property located at 320 Scotland road, map 3 lot 11, currently 107.6 Acres, to be split into two lots of 5.04 and 102.6 Acres. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website winchester-nh.gov.

**J. Marsh recuses himself from the board, Neal Stetson is sat by the chair.**

**D. Beaman moves to continue the public hearing. J. Sharra 2nds, all in favor.**

J. Cardinale addresses the board. He has received a variance for the mobile home to stay on the property, and now is just asking for a subdivision.

G. Ruth addresses the board and states that the co-owner has not signed the application.

The board confirms that there were no conditions set on the new variance.

**D. Beaman moves to close the public hearing, C. Ebbighausen seconds, all in favor.**

**D. Beaman moves to approve the subdivision conditional on new deeds and that the co-owner signs the application, J. Sharra seconds, the vote passes with 4 yes.**

**J. Marsh is re-seated.**

**D. Beaman moves to adjourn, J. Sharra seconds, all in favor. 8:12 PM.**

Minutes respectfully submitted by:

Evan O’Connor , LUA

Minutes approved by the board on:

Minutes signed by:

Rich Pratt, Chair