

Town of Winchester  
Planning Board  
Minutes  
6-6-16

Meeting opened: 7pm

Members present: Chris Rurka, Mike Doherty, Brooke Sharra(Chair), Gus Ruth (V. Chair), and Dean Beaman. Larry Hill and Herb Stephens (SR) were absent. Margaret Sharra is the Land Use Administrator. Public: Wendy Pelletier, Frank Linnenberger and Barry Montgomery.

First order of business: M. Sharra, LUA sits in for the Selectman's rep. The board reviews the minutes of 5-2-16. **G. Ruth moves to approve with grammar corrections, M. Doherty seconds. The vote is 5 yes and 1 abstain (DB).**

Second order of business: The board reviews an application for a two lot subdivision for property located map 8 lot 56. M. Doherty recuses himself since he acted on this application when it was before the ZBA. The applicant Wendy Pelletier submits a waiver request of the 21 day submittal. It was submitted 14 days in advance. It is also noted there is not another meeting scheduled in June and there will only be one in July.

**D. Beaman moves to approve the waiver, G. Ruth seconds. The vote is 5 yes.**

The application is for a two lot subdivision of map 8 lot 56 located at 171 & 175 Clark Road. The property is owned by Malorie Paine who has given permission for Wendy Pelletier to represent her. The property has two homes on it. LUA informs the board all notices and postings were done. All but two have been returned.

**D. Beaman moves to accept the application as complete and move into a public hearing, G. Ruth seconds. The vote is 5 yes.**

Wendy presents the plan and application. There is one common driveway. Each lot has its own well and septic. The ZBA granted a variance for the frontage requirement. One lot has 113.09' where 200' is required. One well will require an easement because the 75' radius encroaches upon the other lot. State subdivision approval has been applied for. Mr. Linnenberger asks if the well radius goes across the street onto his property. No it does not; it ends at the town ROW.

**D. Beaman moves to close the hearing, C. Rurka seconds. The vote is 5 yes.**

**D. Beaman moves to approve the subdivision for Malorie Paine for property located a map 8, lot 56 subject to obtaining approval for the well easement from the state and state subdivision approval. G. Ruth seconds. The vote is 5 yes.**

Third order of business: M. Doherty rejoins the board. The board discusses boundary limits of the downtown, or village area of the town. The next meeting is July 18<sup>th</sup>. This will be discussed again and copies of tax maps will be included.

**D. Beaman moves to adjourn, M. Doherty seconds. The vote is 6 yes. 8:00pm.**

Minutes respectfully submitted:

Margaret Sharra, LUA *(MS)*

Minutes approved by the board on: 7/18/16

Minutes signed by:

*Brooke Sharra*  
Brooke Sharra, Chair