

Town of Winchester  
Planning Board  
Minutes  
7-18-16

Meeting opened: 7:00pm.

Members present: Chris Rurka, Mike Doherty, Brooke Sharra (Chair), Gus Ruth (V. Chair), and Dean Beaman. Larry Hill and Herb Stephens were absent. Margaret Sharra is the Land Use Administrator. Public: Dan Bechard, Barry Montgomery and Matt Drew.

First order of business: M. Sharra is the acting SR tonight.

The board consults with Mr. Bechard regarding his auto repair business. The LUA explains that he has applied to the state for approval to offer inspection service. The Code Enforcement Officer recommended he come before the board to confirm his long term existing repair business is still compliant to zoning. The business began sometime in the early 70's and appears to have continued until present. The CEO was not sure of compliance because sometimes over the last 5-7 years there had been minimal business and questioned if it was still a "business". This property located at 360 Ashuelot Main Street is no longer a licensed junkyard and will not be again. The only question is the repair garage. Mr. Bechard informs the board his father started the garage in the 70's and it has continued since, even if on a small scale. He stated it was enough income for his mom to pay the taxes. There is a discussion on the number of cars he expects to have at the repair garage. (This has nothing to do with the multiple antique vehicles and parts he has elsewhere on his property). Mr. Bechard informs the board that the state permits up to 10 vehicles unregistered before it is considered a junkyard. Members decide that since this is a consult no restrictions can be put on the operation but they did inform him of the town standards for the amount of unregistered vehicles permitted. Only customer cars are permitted and that while on occasion one may become unregistered, the repair garage property shall not be consumed with unregistered vehicles, vehicles parts, vehicle carcasses or other similar products. Members used a comparison to repair shops in Keene where all repairs and parts are done and stored inside. The board agreed this is a legal repair shop and it can continue; M. Sharra abstained.

Second order of business: The board reviews a request for a lot merger submitted by Darin Qualters for property at 55 Rabbit Hollow Road map 9 lots 24-1, 24-1-1 and 24-1-2. This property was subdivided last year and the owner now realizes that he must pay taxes on each individual lot, so he is reversing the subdivision. **D. Beaman moves to approve, M. Doherty seconds. The vote is 6 yes.**

Third order of business: The board reviews an application for a boundary line adjustment submitted by Cardinal Surveying for Sue Lapoint & Jana Branch and Lauren Reese. The property is located at 70 & 78 Old Spofford Road map 8 lots 76 & 77. The request is to adjust .04 acre from lot 76 and add to lot 77. The LUA reads the application and notes all notices were done and everything appears to be in order. B. Sharra did see where the signature should have been Wendy's and the after calculation needed to be corrected. Matt Drew from Cardinale makes the corrections on the app. **D. Beaman moves to accept the application as complete, with corrections, and move into a hearing, G. Ruth seconds. The vote is 6 yes.**

Matt Drew presents this simple adjustment. There are no questions.

**G. Ruth moves to close the hearing, M. Doherty seconds. The vote is 6 yes. 7:40pm.**

**D. Beaman moves to approve the boundary line adjustment, C. Rurka seconds. The vote is 6 yes.**