

Town of Winchester
Zoning Board of Adjustment
Site Visit Minutes
8-2-16

Meeting opened: 2:00pm at the Town Hall

Members present: Bill McGrath, Lou Fox(Chair), Jason Cardinale, Becky Roy and Ken Cole. Mike Doherty, alternate, was present and also the LUA Margaret Sharra.

Public: Shawn Bergeron, Alex Hartman and Greg Howe of Ridgeline (applicants), Muriel Robinette and her husband Mike from Terracon (town consultants), and others were Ben Kilanski & Ray Williams (Selectmen), John Hann (CC) and Kim Gordon (abutter).

First order of business: The LUA introduces everyone present. The Chairman explains the site visit is to view the site to be prepared for the upcoming hearing on an application for an outdoor firing. At 2:06 pm the board and all went to the site on Hinsdale Road. All are informed this site visit is not a hearing, so merits of the application will not be discussed. Questions relating to distance or the understanding of an area are acceptable.

Jason Cardinale did not come to the site. All parked at a cleared area on the site. Greg Howe showed a set of plans and informed all the areas we would be hiking to. Kim Gordon and Mike Doherty did not go on the hike.

All present stopped at various areas on the property to see where different components would be. Such as where the parking, the building, wetland crossings would be and then to the area where the long ranges would be originating from.

The first half of the walk was the eastern and northeastern section.

All went back to the beginning and regrouped and headed out in a westerly direction toward Fenton Hill to view the range areas. John, Ken, Ray and Ben did not continue. The group hiked to Fenton Hill. The ridges, change in elevations, wetlands and intermittent streams were viewed.

The board requested for the hearing photos of similar berms that will be constructed and ranges so the board and public can see what these will look like. Muriel and Mike continued further north and then met the rest the group at the start area. Mike Doherty was there. Mike told members that a man by the name of Sander Lee stopped by.

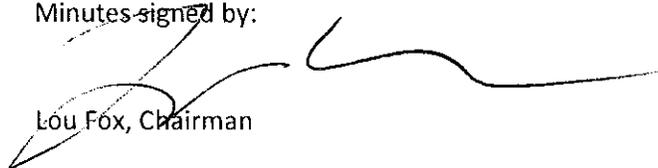
B. Roy moves to adjourn the meeting, B. McGrath seconds the motion. The vote is 4 yes.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 8/11/16

Minutes signed by:


Lou Fox, Chairman

Town of Winchester
Zoning Board of Adjustment
Minutes
5-12-16

Site Visit: Mike Doherty, Bill McGrath, Lou Fox and Margaret Sharra (LUA) met at the site at 6:30pm. The owner Tim Dirth was present. The members viewed the site and determined where the owner would like to place the home.

Meeting opened: 7:00pm.

Members present: Lou Fox (Chair), Ken Cole, Bill McGrath, and Mike Doherty (Alt). Jason Cardinale will be late and Becky Roy is absent (abutter). Margaret Sharra is the Land Use Administrator.

Public: Tim Dirth, Barry Montgomery, Jacqui & Rick Rounds.

First order of business: The Chairman sits Mike Doherty as an acting member. The board reviews the minutes of 4-21-16 for approval. **B. McGrath moves to approve the minutes, M. Doherty seconds. The vote is 4 yes.**

Second order of business: The board is here for an application submitted by Tim & Stacy Dirth requesting a special exception to be permitted to build a single family home in the commercial district. The LUA reads the application and notes all notices were done. **B. McGrath moves to accept the application as complete, M. Doherty seconds. The vote is 4 yes. M. Doherty moves to go into a public hearing on the matter, B. McGrath seconds. The vote is 4 yes.** The board is in receipt of the written response to the SE criteria. The board is satisfied.

Mr. Dirth explains he needs a bigger home due to his family expanding. His home is next door to this property and he is completely satisfied knowing there are commercial operations next door and across the street. K. Cole confirms there are two separate lots. The land was subdivided a few years ago. The owners present home on the abutting lot, a mobile home, is for sale.

Jason Cardinale arrives 7:10pm.

The board understands the home would be built 1ft above floodplain.

There is a lengthy discussion whether a residential property owner could complain in the future about the commercial business operations next door. Mr. Dirth has lived here for many years and has no problem with the mixed use in the area. He acknowledges this is the commercial district and there will be commercial uses around him. The board saw that the land he owns is ideal for residential use being along the river.

Public-Barry Montgomery does not think this application is contrary to the Zoning Ordinance since residences are permitted above commercial businesses. He does suggest putting a condition on stating the owner could not oppose commercial businesses near him. The Chairman disagrees. That would be an unfair condition.

Jacqui Rounds does not think "what if" conditions are fair. She says Mr. Dirth is a great guy with 5 children and should be allowed to build without conditions. The Chairman explains this discussion is for the benefit of the applicant so there are no surprises for him in the future; his residence will be in the commercial district.

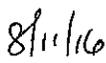
B. McGrath moves to close the hearing, J. Cardinale seconds. The vote is 5 yes. 7:25pm.

B. McGrath moves to approve the application because there is already a mixed use of commercial & residential in the area and he does not see any issues in the future, J. Cardinale seconds. The vote is 5-0.

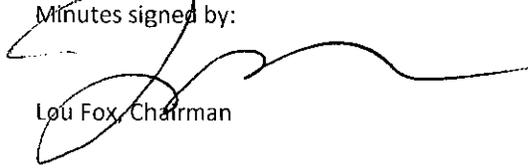
J. Cardinale moves to adjourn, M. Doherty seconds. The vote is 5 yes.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 

Minutes signed by:


Lou Fox, Chairman