

Town of Winchester  
Planning Board  
Minutes  
6-3-19

Site visit: 6:30pm at 215 Scotland Road

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Kim Carl, Jordan Sharra, Christy Davis, Jenny Rhodes and Herb Stevens (SR).

Public/property owner: Rick Horton

The board views the site. They see the brew building, the roped off area for patrons, porta potties, and the new parking area with walkways. All is well organized. The board is reviewing the site for the use of a food truck he is asking for. H. Stephens asks many questions about Rick's future plans and is reminded these questions should be asked at the Town Hall. H. Stephens is told about the functions of breweries now-a-days and what they offer as an experience. The board left at 6:50 for the town hall.

Beginning at 7:05pm the board reconvenes at the Town Hall.

First order of business: The board reviews the minutes of 5/20/19 for approval. **J. Sharra moves to approve, C. Davis seconds. The vote is 7 yes.**

Second order of business: The board is here to consult with Rick Horton to decide if the use of a food truck on Fridays, Saturdays and Sundays during the warm season is an expansion of use of his existing site plan approval. The LUA reads his previous approvals. It is noted the parking area moved from the south side of the property to the north side. It was a good change based on visibility and mud issues. Rick stated the food truck will sell sandwiches, not cooked food, and the sandwiches will be made off site. The food offering will be the same hours as the brewery. He explains the concept of his overall business and how his neighbors and people from all over New England come to visit. The board is pleased his business is growing but wants to be assured it is within the approved site plan. The board is also informed that Mr. Horton offers an Airbnb room in his house on the property. The LUA reads from the Site Plan Regulations what is expansion of use and when approval from the board needed. The question before the board is whether this is an expansion of use. J. Sharra says a food truck is commercial and there is a commercial site plan approval in place, but M. Doherty feels the food truck is an additional use. J. Rhodes asks if there is food there can more alcohol be served? Yes, one more pint. The board would like an updated plot plan and lighting in the parking lot.

**J. Sharra moves this is not an expansion of use, H. Stephens seconds. The vote is 3 yes, 3 no and 1 abstain (KC). The motion fails.**

The board discusses and reviews the criteria of site plan again. The board needs to decide if this is a change of activity and use. J. Rhodes asks the board is this turning into a weekend party? Is it an expansion of use? **J. Sharra moves this is not an expansion of use and requires State approval for the food truck. H. Stephens seconds. The vote is 4 yes, 2 no and 1 abstain(KC).**

The next meeting is 6/17/19 for a Boundary Line Adjustment.

**J. Sharra moves to adjourn, C. Davis seconds. The vote is 7 yes. 7:50pm.**

Minutes respectfully submitted by:  
Margaret Sharra, LUA

Minutes approved by the board on: 6/17/19  
Minutes signed by:

  
Mike Doherty, Chairman