

Town of Winchester
Planning Board
Minutes
4-15-19

Meeting opened: 7:00pm.

Members present: Mike Doherty (Chairman), Gus Ruth (V. Chair), Jenny Rhodes, Herb Stephens (SR), and Jordan Sharra. Kim Carl and Christy Davis were absent. Margaret Sharra is the Land Use Administrator.

Public: Bonnie Class, Richard and Sue Winter, Daie Gray, Richard Drew and Ed Krukar.

First order of business: The board reviews the minutes of 3/4/19 for approval. **H. Stephens moves to approve, J. Sharra seconds. The vote is 4 yes, and 1 abstain.**

Second order of business: The board decides Chair and Vice Chair for this year. **G. Ruth moves to nominate M. Doherty as Chairman, J. Sharra seconds. The vote is 5 yes. M. Doherty nominates G. Ruth as V. Chairman, J. Sharra seconds. The vote is 5 yes.**

Third order of business: The board reviews an application for a boundary line adjustment submitted by Richard Drew for Richard Winter. The properties are located on Keene Road, map 36 lots 5 & 5A. The LUA notes all notice were sent and posted and that the ZBA granted a variance on 3/14/19 for this request. This was because both lots are legal non conforming, and after the BLA one will be more conforming and the other less conforming. **J. Sharra moves to accept the application as complete and move into a public hearing on the matter, H. Stephens seconds. The vote is 5 yes. 7:03pm.**

Dick Drew presents the application. The proposal is to move the existing boundary, that almost touches the existing building on lot 5, 75ft north to give the lot more yard.

G. Ruth asks about the wells? One well is abandoned on the lot with 2 wells. Each lot has a well and septic. Are the wells 75ft from the septic? One is about 60ft but can't move them; they are existing. The state will give waivers down to 50ft.

M. Doherty confirms this is the exact plan as the Variance application. J. Rhodes confirms the lots have private septic. There are no questions from the public.

J. Sharra moves to close the hearing, H. Stephens seconds. The vote is 5 yes. 7:07pm.

J. Sharra confirms if two new deeds are required. Yes.

H. Stephens moves to approve the BLA subject to new deeds, G. Ruth seconds. The vote is 5 yes. The maps are signed.

Fourth order of business: The board reviews an application for a 3 lot subdivision and for dedication of land to the town for road improvements. Dick Drew is representing Waldschmidt, Inc in this application. The LUA reminds the board the history of this application from last fall regarding the offering of land to widen a section of Old Spofford Road. The Selectmen have also supported this project. It has been calculated that the owners have invested 30K into this by surveying, clearing and the value of the land. The LUA confirms all notices were posted and sent by certified mail.

Dick Drew presents the application. The two lots to be subdivided off will be 1.5 acres each. There are not any steep slopes and have obtained state subdivision approval. The land for dedication is 2.8 acres. The remaining land in lot 22-5 is 8.5 acres. H. Stephens asks about driveway approval. Yes, got it.

Dick Drew confirms the Waldschmidts offered that the material being removed during widening can be deposited on their abutting lot. This will cut down on transportation costs. H. Stephens confirms the lot will not be stumped by the owners. M. Doherty believes this is a win-win situation for the town; a big help with getting fire trucks up there.

J. Rhodes ask how far up the road will the town have to improve. Dale tells her the town maintains up to Pisgah Park. This is just a section for improvement. J. Rhodes asks how the town will pay for it. Dick Drew responds that is up to the Selectman not the Planning Board. The LUA suggests imposing a condition of no building permits for 5 years or until the section of road is expanded by 12ft in width, whichever comes first.

The LUA confirms the driveway area for the remaining 8.5 acre lot.

Resident Bonnie Class asks the board if there was an intent to cut to clear the land of dedication. The board does not know. She thinks the board should know and that they are acting too quickly and don't have all the information. Dick Drew responds the board has nothing to do with an intent to cut. That is not an issue for this application. The LUA will ask the Town Administrator tomorrow. Bonnie Class questions about impact fees. The board is satisfied the owner has donated 30k for this project.


J. Sharra moves to close the hearing, M. Doherty seconds. The vote is 5 yes. 7:32pm.

M. Doherty moves to approve the application subject to: 1) No building permits will be issued for 5 years or until the section of road is expanded by 12ft in width, whichever comes first and 2) Request the Selectmen to hold a public hearing on the acceptance of this dedication of land and vote to accept it. The board notes this approval permits the town to improve a section of a town road that is substandard and who is obligated to maintain. The board is requiring new deeds for this. J. Sharra seconds. The vote is 5 yes.

The LUA will bring this to the Selectmen.

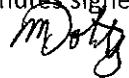
There are not any upcoming applications at this time. The board will meet once next month and as of now appears to be the 3rd Monday of the month.

J. Sharra moves to adjourn, J. Rhodes seconds. The vote is 5 yes. 7:45pm.

Minutes respectfully submitted:
Margaret Sharra, LUA 

Minutes approved by the board on: 5/20/19

Minutes signed by:



Mike Doherty, Chair