

Town of Winchester
Planning Board
Minutes
7-16-18

Meeting opened: 7:00pm.

Members present: Jordan Sharra, Mike Doherty (Chair), Suzanne Boisvert, Kim Carl and Christy Davis.

Herb Stephens and Gus Ruth were absent. Margaret Sharra is the Land Use Administrator.

Public: Rick Horton

First order of business: The board reviews the minutes of 6-18-18 for approval. J. Sharra got the name of the woman with Dylan to add to the minutes. **C. Davis moves to approve, J. Sharra seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for an amendment to Rick Horton's site plan approval for property located at 215 Scotland Road. The application is read, and the notices were confirmed as posted and sent.

J. Sharra moves to accept the application as complete and move into a public hearing, C. Davis seconds. The vote is 5 yes.

Rick Horton presents that he would like to add an area outside, 60x60, where people could sit and sample his brew and play yard games. He proposes up to 50 persons. The area would be roped off as required by the state liquor commission. His guests have been wanting to be outside. To enjoy the outdoors and green space.

S. Boisvert asks about portable toilets. She recalls you need 1 for every 25 persons. Two would be needed for when you have greater than 25 people.

He explains the present inside area is tight when there are 10 persons in there. M. Doherty asks about hours of operation. Rick would like to stay with what is already approved, which is 1-10pm. Presently he closes at 9pm or earlier.

C. Davis asks how often the porta potty is cleaned. Rick replies once a week.

What about lighting of the area? He will use string lights. He is aware lighting is to be down lighting.

The LUA reminds the board lighting is also for safety. J. Sharra asks how many parking spaces are in the front? There are 6 plus and handicap. What about the overflow parking? The area can hold more than 10 cars. C. Davis asks about lighting there. He would put in a hardpack path with solar lighting.

S. Boisvert how many people could be in the 60x60 area? He doesn't know. The LUA informs the board the hall space we are in is about 60x60 which can hold over 200 persons. M. Doherty asks if there will be music? Rick says not as the brewery but as a resident yes, sometimes.

The Chairman asks if anyone would like to do a site visit? K. Carl & S. Boisvert said no. It is a big enough area for what he wants to do. J. Sharra asks who will oversee the outside area? Rick said another worker. M. Doherty questions the number of samples that can be consumed. He refers to a document from the State Liquor Commission. The document from the state says a person could have unlimited samples. Rick disagrees, his states is license only allows one 4oz sample per variety. Rick has eight varieties. He also charges a fee for the tasting.

There are no other questions. **C. Davis moves to close the hearing, J. Sharra seconds. The vote is 5 yes.**

S. Boisvert moves to approve the amendment for the outdoor area for up to 50 persons subject to: 1-25 persons needs one porta potty and 25-50 persons would require a second porta potty, and to install lighting for safety and visibility of the outdoor area including parking. J. Sharra seconds. The vote is 5 yes.

Third order of business: The board is informed the next meeting on 8/6 there is an application for a two-lot subdivision. The Chairman notes the Selectmen's rep is not here again tonight.

C. Davis moves to adjourn, J. Sharra seconds. The vote is 5 yes. 7:40pm.

Minutes respectfully submitted:

Margaret Sharra, LUA



Minutes approved by the board on: 8/6/18

Minutes signed by:



Mike Doherty, Chair