

Town of Winchester  
Planning Board  
Minutes  
6-18-18

Meeting opened: 7:00pm.

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

Public: Robert Spruill & Patty Moreno, Rick Meleski (Water/sewer), Dylan Eastman & Naomi Risch, and Rick Horton.

First order of business: The board reviews the minutes of 6-4-18 for approval. C. Davis believes Mr. Pratt stated all cars would be parked on the pavement, it is not stated in the draft minutes and it should be. Other board members agree. **J. Sharra moves to approve the minutes with this addition, K. Carl seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for a Winery submitted by Dylan Eastman for property at 144 Main St, map 26 lot 28. He and Robert & Patty Spruill are the owners; Ashuelot Land & Water Co. The LUA reads the notice and relays all certified letters were sent and all notices were done. **G. Ruth moves to accept the application as complete and move into a public hearing, K. Carl seconds. The vote is 5 yes.**

Mr. Eastman presents the application. He repeats the information he gave the board during a consultation last meeting. The area is a small commercial space with two residential rental units above. There is an existing sprinkler system and separate entrances. They propose a small tasting room in the front area and a production area in the back. Retail hours could be 8am-9pm, everyday, and production hours would be longer. There will be an ADA bathroom. Loading will be mostly off site. Parking will be in the front. Employees (2) will park off site. Tasting room would be set up for 8-12 persons. Pre-packaged food would be offered such as cheese and crackers. Mr. Eastman also submits a wastewater plan. There is municipal water & sewer on site. Robert Spruill speaks in favor of this application. He believes this is a big step forward to make Winchester a tourist attraction and a rebirth of Main Street. Patty Moreno, abutter, speaks in favor. Rick Horton also speaks in favor of this application and explains the Fire Chief's role in this process. The Fire Chief and Water/Sewer were notified of this meeting. Rick Meleski is here from w/s. He expresses his apprehension of any discharge into the municipal sewer system. He explains about commercial discharge, BMP's, IDR and being wastewater compliant. He believes there will be food preparation. Rick is informed there will not. All food is prepackaged. Rick wants to protect the town system and thinks they need a grease trap. A grease trap is not required if not processing food. He also comments about the sprinkler system not in compliance. It is stated that is not his jurisdiction. The Fire Chief is the one to comment. He is not trying to stop the process just wants to make things right before they open. The LUA tries to get Rick to focus on what he is looking for since he is expressing his concerns passionately. Mr. Eastman clearly states he will not be impinging on the town systems, he will not be preparing food and he is not required to be sprinkled. He also expresses while he appreciates Rick's passion to protect the wastewater system, he did not appreciate Rick's negativity and presumed problems. Robert Spruill and Rick Horton tell the board their opinions on what the board should and shouldn't require as conditions. The board does not have a problem with this application but discusses conditions. They want to make sure the applicant complies with any requirements the Fire Chief may have, and comply with any requirements from the town and state to operate a Winery in this building. **G. Ruth moves to close the public hearing, J. Sharra seconds. The vote is 5 yes. 8:00pm.**