

Town of Winchester
Planning Board
3-19-18

Meeting opened: 7:00pm.

Members present: Kim Carl, Mike Doherty, Herb Stephens (SR), Christy Davis, Jordan Sharra and alternate Dean Beaman. Gus Ruth and Brooke Sharra are absent. Margaret Sharra, LUA.

Public: Paul Copley, Billie-Jo & Gary Jackson, Tory Bagster, and Cheryl & Joe Bagster.

First order of business: Since the Chairman and Vice Chairman are absent Mike Doherty is acting Chairman. The Chairman welcomes new member Jordan Sharra. The Chairman sits D. Beaman as a sitting member tonight. The board reviews the minutes of 3-5-18 for approval. **C. Davis moves to approve, K. Carl seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for a Boundary line Adjustment submitted by Fay & Ryan Hildreth for property at 96 and 110 Clark Road, map 8 lots 21 & 22. The LUA states all notices were done and all certified receipts were returned except Brian Moser's. The purpose of this adjustment is to create a setback from the building that was constructed.

D. Beaman moves to accept the application as complete and move into a public hearing, H. Stephens seconds. The vote is 6 yes.

Tom Hildreth explains the adjustment area of 2284sqft. The surveyor was Dave Mann. There are no questions from the board or the public.

D. Beaman moves to close the hearing, C. Davis seconds. The vote is 6 yes. 7:07pm.

D. Beaman moves to approve the BLA with the condition of new deeds for both properties, H. Stephens seconds. The vote is 6 yes. The Hildreths are also informed 3 more paper plans and a mylar are needed for signatures and recording within 30 days.

Third order of business: The board reviews an application for site plan submitted by Cheryl & Joe Bagster for property at 581 Keene Road. They propose to operate a auto repair/car sales business in one building, a residence in the home and the other building as some type of commercial/retail/office type of business. The LUA confirms all uses are permitted in the Highway Commercial District. She also confirms all notices were posted and sent.

D. Beaman moves to accept the application as complete and move into a public hearing, C. Davis seconds. The vote is 6 yes. 7:16pm.

Tory Bagster presents the application for the owners. He shows on the plan the building for auto repair, parking areas, the residence and the area for another commercial business.

H. Stephens asks how many cars for sale? 10-15.

D. Beaman, any floors drains in the building? No. Any junk cars? No. Would there be area for storage of car part? Yes, inside or in a dumpster.

H. Stephens, what is the area in the far end of the garage? Part of the garage with an overhead door.

D. Beaman, any clearing? Yes on the "Smalley" side of the property. The entrances to the property will be the same and parking will be on the paved area out front.

H. Stephens, where will the snow storage be? It used to be on the north side with the previous owners but the neighbors asked us to put it on the south side and we agreed.

M. Doherty, is there a septic system for the house? Yes, it is in between buildings. Is the 2 office/retail areas part of the auto business? No. Charlie Lawrence will be moving his sign shop there.

D. Beaman, what of your adherence to NHDES BMP's for handling of fluids? We have met with the Fire Chief and he explained the storage, handling and disposal of hazardous materials. We will abide by the NHDES requirements.

H. Stephens, will you be doing auto body work? Yes, very minor. We installed a fire rated wall per the Fire Chief.

The LUA reads from the list of standards:

Parking is listed how many spaces per certain uses.

Billie-Jo Jackson, abutter, how will the tenants of the residential unit get to their parking area in the back? Tory shows on the plan how they will drive around the garage building. She asks if the old road in the back will be used? Not planning on it. She then asks how many cars will be out front? It is up to the board.

What about toilet facilities for the garage? There will be a porta-potty and eventually a bath will be constructed inside. Billie-Jo doesn't want men urinating outside. The LUA informs the board of her conversation with the owners regarding the existing septic system. It is 1000 gallons. The size is based on number of bedrooms. There are only 2 bedrooms in the home. There would be one extra toilet in the garage; there is one already in the other commercial building. The owners are responsible for the septic system with NHDES, but it is believed now it is satisfactory.

Tory explains how he wants to be proud of the facility and that it will be kept neat and clean. He keeps his home place nice and this will be too. Billie-Jo requests a fence on her side of the property. Tory agrees.

D. Beaman, what about outdoor lighting? There will be lights on the outside of the shop and sensor lights by the cars out front for protection. He will refer to the lighting standards. The sign will have lighting. He and D. Beaman discuss the number of cars parked and for sale. It is agreed there will be a max of 10 cars out front for sale and 5 spaces for the other commercial business.

C. Davis, will there be a separate site plan required for the sign business? After discussion it is determined there will only be one additional business (sign shop) and that should be part of this site plan.

Billie-Jo wants to be assured the sign lights will not be on all day and night. No they will not, only during winter hours.

The board reviews the rest of the standards. There are no other questions from the public.

D. Beaman moves to close the hearing, H. Stephens seconds. The vote is 6 yes. 7:53pm.

D. Beaman moves to approve the site plan application for Joe & Cheryl Bagster for 581 Keene Road subject to:

- 1) Hours of operation Mon-Sat 8am-5pm.**
- 2) Hazardous materials and fluid shall be handled and disposed of in accordance with NHDES BMP's.**
- 3) There will not be a drain the garage floor.**
- 4) There will be no junk cars or parts stored outside.**
- 5) All parts or debris shall be stored inside or placed in a dumpster for disposal.**
- 6) Lighting will be down lighting as required in the regulations.**
- 7) Signage in accordance with the ordinance.**
- 8) The 6 ft high fence is to be erected on Jackson side of the property by July 1, 2018.**
- 9) The buildings and operations will comply with all Fire and Life Safety codes and inspected by the Fire Chief and Building Inspector.**
- 10) Maximum of 10 inspectable cars may be for sale in the front and there will be 5 parking spaces for the other business area.**

H. Stephens seconds. The vote is 6 yes.

Fourth order of business:


The Chairman reads a letter of resignation from Brooke Sharra effective immediately. **D. Beaman moves to accept, K. Carl seconds. The vote is 6 yes.**

Suzanne Boisvert has asked to join the Planning Board. She must submit a Volunteer Interest form. **H. Stephens moves to recommend to the BOS Suzanne's appointment to the board. D. Beaman seconds. The vote is 6 yes.**

The board agrees the next meeting will be April 2nd.

D. Beaman moves to adjourn, H. Stephens seconds. The vote is 6 yes.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 4/2/18

Minutes signed by:

Mike Doherty, Acting Chair

