

Town of Winchester  
Planning Board  
Minutes  
2-4-19

Meeting opened: 7:00pm.

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

Public: Richard Drew, Mr. Spaulding, and Mark Mikoski & Frances Correnti.

First order of business: The board reviews the minutes of 1-7-19 for approval. **G. Ruth moves to approve, H. Stephens seconds. The vote is 5 yes.**

Second order of business: The board reviews an application to amend/BLA of lots recently subdivided. The properties are owned by Howard Spaulding and are located on Scotland Road, map 3 lot 18. **H. Stephens moves to accept the application as complete and move into a hearing, G. Ruth seconds. The vote is 5 yes.**

Dick Drew presents. This change is because of an air strip behind this lot. The owner did not want to take a change and have anything built on the strip on the back side of this lot that could impede airplanes in the future. Even though the approved subdivision plan has been recorded at the registry there has not be deeds exchanged. This makes this amendment much easier. The existing gravel drive on the lot will not be used. A new driveway, already approved, will be located on the northern section of the lot.

Mark Mikoski, an abutter, asks if the setbacks have changed at all. No.

S. Boisvert asks for clarity on the existing gravel drive. The drive was used for access to the sugar house. Mr. Drew states there is poor visibility for this to be a drive way and offers for to have it blocked off. The board agrees.

**H. Stephens moves to close the hearing, G. Ruth seconds. The vote is 5 yes. 7:12pm.**


**M. Doherty moves to approve the application subject to the existing driveway being closed, H. Stephens seconds. The vote is 5 yes.** The plans were signed.

Third order of business: Other business. The LUA informs the board of the signed EE permit for Jay & Becky Roy for their gravel pit on Scotland Road. She is waiting for their \$10,000 reclamation bond. The Croteau's has asked for their \$1000 bond returned. When the new bond is in hand the old one will be returned. The board is in agreement. The LUA discussed the Winchester Sand & Gravel reclamation requirement in relation to the new proposed use as a solar farm. She explains that she and Gus recall there is about 8 acres disturbed and that there are areas already reclaimed. There is a stockpile of topsoil for reclamation purposes. The company who is considering the solar project wanted to know what would be required for reclaiming. She told them it is in everyone's best interest to spread the soil where needed and plant seed. It protects the environment from runoff and also would protect the soil base for their project. This would not cost a million dollars as the company first thought. The board agrees with the LUA.

The board's next meeting is in March.

**H. Stephens moves to adjourn, S. Boisvert seconds. The vote is 5 yes. 7:25pm.**

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 3/4/19

Minutes signed by:

  
Mike Doherty, Chairman