

Town of Winchester  
Planning Board  
Minutes  
10-15-18

Meeting opened: 7:00pm.

Members present: Christy Davis, Gus Ruth (V. Chair), Mike Doherty (Chair), Ben Kilanski(SR), Kim Carl, D. Beaman (alt) and Suzanne Boisvert(7:15pm). Jordan Sharra and Herb Stephens were absent. Margaret Sharra is the Land Use Administrator.  
Public: None

First order of business: The board reviews the minutes of 9-17-18 for approval. **M. Doherty moves to approve, K. Carl seconds. The vote is 2 yes, and 4 abstain (absent).**

Second order of business: The board is updated by the LUA on the proposed land gift and subdivision of the Waldschmidts property. Since the last meeting the LUA had met with the BOS who support this acquisition of land and asked for a contract be drawn up by the town attorney. When the LUA contacted town counsel he voiced his opinion where the town has the right to have the developer pay for the improvements to the road, not the town. He also spoke of imposing impact fees. The board was informed that the previous subdivision of 1978 was never recorded and there was a "letter" that was to have been recorded with it. The minutes of the of 1978 state no building on the lots until the road is improved. This is what the letter was about. This previous subdivision was done for the Putnam family when they owned the property. The Waldschmidts purchased the 167 acre parcel with subdivision in 1982. The town has recognized this property as a subdivision of 7 lots at least since 1986 (tax maps) and Bob Gray, previous person in the assessing office, reconfirmed this subdivision in 2012. The PB also in 2005 approved a subdivision of one of the lots and in 2012 approved a boundary line adjustment. The LUA explains there may be a way to recoup some of the costs of this road improvement; the town/board **may** be able to add an additional fee onto every future new home building permit on the remainder of properties on the road past this section. The LUA will investigate this and reported back to the board. The Waldschmidts are giving about 1.5 acres to the town, they will clear the lot of trees and pay for the subdivision. All estimated at a value of \$30,000. All will help offset the costs to the town. Richard Drew has been hired to do the subdivision. The board can expect an application late fall. It is recommended if the board does approve the subdivision, to make a condition of the town acquisition of land, and put a time limit on buildings permits, or when the road agent deems the road has been significantly improved. Some members do not consider this a development where the owner should pay for improvements. Members feel this improvement is important to the town that it needs to be done. After a few more questions, the board re-confirms their support of the town acquiring this land for road improvements. B. Kilanski confirms the board would make the subdivision contingent upon the land transfer and road improvements.

Third order of business: The board reviews suggested updates to the flowing sections of the Rules of Procedure.

Members: (4) delete. Not required by statute. **D. Beaman moves to delete, G. Ruth seconds. The vote is 7 yes.**

Meetings: (1) delete 1<sup>st</sup> & 3<sup>rd</sup> Monday of each month. **D. Beaman moves to delete, K. Carl seconds. The vote is 7 yes.** (7) reword paragraph to "When a vote on a motion is evenly divided, the motion shall be deemed to have been defeated. A new motion crafted to obtain an affirmative vote should be presented to decide upon the motion. **S. Boisvert moves to approve, K. Carl seconds. The vote is 7 yes.**

(8) change "question" to "motion" and (9) add "participating" before "member". **S. Boisvert moves to approve, B. Kilanski seconds. The vote is 7 yes.**

Applications: (5) Change to LU employee, (7) correct grammar, (8) delete the requirement of Kulicks posting. **D. Beaman moves to approve, B. Kilanski seconds. The vote is 7 yes.**

Public Hearings: (16) Add "of the next meeting". **D. Beaman moves to approve, B. Kilanski seconds. The vote is 7 yes.**

New section Reconsiderations: Besides correcting grammar and adjusting first sentence to include "meet and decide". After discussion, it was decided to get town counsel to assist with this section. The LUA will send to him.

Records: (2) reword and decrease time of retention. **D. Beaman moves to approve, B. Kilanski seconds. The vote is 7 yes.**

Site Visits: (1) reword, (4,5,&6) correct grammar. **D. Beaman moves to approve, G. Ruth seconds. The vote is 7 yes.**

Standards of Conduct: (4) Reword. **B. Kilanski moves to approve, D. Beaman seconds. The vote is 7 yes.**

Disqualification of Members: (2) correct grammar. **D. Beaman moves to approve, C. Davis seconds. The vote is 7 yes.**

The board will review the next version and town counsels input on reconsideration at the next meeting. First Monday in November is the 5<sup>th</sup>.

**D. Beaman moves to adjourn, B. Kilanski seconds. The vote is 7 yes.**

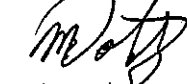
Minutes respectfully submitted:

Margaret Sharra

LUA

Minutes approved by the board on: 11/19/18

Minutes signed by:



Mike Doherty, Chairman