

Town of Winchester
Planning Board
Minutes
9-16-19

Meeting opened: 7:00pm.

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Herb Stephens (SR), Christy Davis and Jordan Sharra. Kim Carl was absent. Dean Beaman was an alternate present. Margaret Sharra is the Land Use Administrator.

Public: Bill McGrath

First order of business: The board reviews the minutes of 8-19-19 for approval. **J. Sharra moves to approve, C. Davis seconds. M. Doherty asks if the LUA had come up with a bond and registered name for the Gary Beaman gravel pit. Yes, the bond will be \$15,000 and the name will stay the same, but that Becky & Jay Roy will have authority for its operation. The vote is 6 yes.**

Second order of business: The board reviews a list of possible updates to the Zoning Ordinance. This would include definitions, parameters and new uses added to the Table of Uses.


The board agreed after much discussion to further consider the following:

1. Food trucks- Define and where they can temporarily park. Must be state inspected, & road worthy.
2. Clarify and amend "Open lot storage accessory to a business"- Is it storage of products or equipment or both? Define it. Will/is there a difference between home based businesses and commercial businesses? Should it be screened from public view?
3. The board does want to add and define trucking operation, truck terminals, distribution center and warehouses in the ordinance.
4. Short-term rentals are prohibited since they are a commercial business and the ordinance is specifically silent. The board wants to define short-term housing and decide where they should be permitted and under what parameters. Life safety is critical.
5. The board is considering adding a definition of group homes and permitting their use in certain districts with specific parameters.
6. The board is not in favor of addressing tiny homes. Presently a) the ordinance does not permit a home smaller than 700sqft and b) they do not comply with building codes.

Bill McGrath recommended the board to especially work on #2 & 3 based on recent ZBA applications.

The board asks the LUA to work on putting together information for the next meeting on these items.

G. Ruth moves to adjourn, H. Stephens seconds. The vote is 5 yes. 8:15pm. (J. Sharra had left at 8pm).

Minutes respectfully submitted:
Margaret Sharra, LUA 

Minutes approved by the board on: 10/21/19

Minutes signed by:


Mike Doherty, Chair