

Town of Winchester
Planning Board
Minutes
5-1-23

Meeting opened: 7:00pm.

Members present: Jack Marsh, Ben Kilanski(SR), Rich Pratt (Chairman), Jordan Sharra (V. Chair), Robert Browne, and Colby Ebbighausen. Jenny Rhodes, Gus Ruth and Neil Stetson are alternates present. Dean Beaman is absent.

Margaret Sharra is the Land Use Administrator.

Public present: Evan O'Connor (new employee), Charlie Lawrence, and Debra & Chris Raymond.

First order of business: The Chairman sits J. Rhodes as an acting alternate tonight. The board reviews an application for site plan submitted by Charlie Lawrence for Debra & Chris Raymond and Wendy & Roger Raymond. The request is to erect and operate a large truck repair garage and engine machining and rebuilding. The properties are located on South Parrish Road map 1, lots 23 & 23-5. The LUA confirms the notices were sent and posted and the board in receipt of two letters from South Parrish Co-op.

J. Marsh moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 7 yes.

After reviewing the criteria for Development of Regional Impact, **R. Pratt moves this application is not a DRI, J. Marsh seconds. The vote is 7 yes.**

J. Marsh questions the letters from the Co-op. He would have liked a rep from the Co-op here tonight and he questions why the letter isn't signed.

Charlie presents the application. The owner has had this business since 1982 in MA and now wants to move it to his home on South Parrish Road. The focus will be more and machining and engine building. This is downsizing from its current use. Chris will be retiring but still wants to keep working some. The plan is for his daughter to take over the business. There will be 6 enclosed trailers besides the building. They will be used for storage of parts and staging. Recycled asphalt will be used in the parking area. The foundation will have walls higher than the slab for added protection. Out back of the property the Co-op owns water wells for their park water supply. That land was sold to them years ago by the Raymonds. This plan meets the 200ft required setback for wellhead protection. Their own private well is also on the property, so they would not like it polluted either. Charlie hears the Co-op's concerns. The Co-op is not opposing the application. Charlie also says the BMP's the Co-op is requesting the Raymonds to follow are for the Co-op to follow, not the Raymonds.

J. Rhodes asks about hours of operation.

The Chairman asks the V. Chair to read aloud all the standards in SP regs so the board can review each. This will help new members.

Hours of operation- Monday thru Friday 7-5 and Saturday 7-12.

Loading- West side of property

Snow storage- 2 spots

Driveway- presently using existing driveway but will apply for a new one.

Drainage- Will use BMPs.

Septic- will install a new one

Lighting- 3 mounted on building and downcast.

No floor drains

No outside fuel containers/storage. Will have compliant inside storage of fuels, oil, etc.

Noise- Inside walls will be insulated

Landscaping- There is existing and more grass will be added.

Buffer- J. Sharra asks about a buffer for the storage trailers for aesthetics. J. Marsh assured the board that the lay of the land already has a natural buffer and is not a problem.
Dumpster- not in public view.

J. Rhodes asks about well testing. Members do not think it is necessary.

Charlie says that Chris Raymond has met with all the neighbors, and all are good.

The LUA suggests more conversation about outside vehicles and parts. R. Pratt says this is about junk yards. Chris says there will be no outside storage. R. Pratt asks how many vehicles? R. Pratt says the vehicles to be registered and inspected. Charlie asks for up to 25. The LUA also suggests having the Fire Chief give his ok.

There are no questions from the public.

R. Pratt moves to close the hearing, J. Sharra seconds. The vote is 7 yes. 7:32pm.

J. Marsh says he has 2 concerns. He says they won't be storing outside, inside only. He looked at the groundwater flow and it goes away from the well. He opposes regular testing. It will be a civil matter if there is a problem. The hours of operation will have nothing to do with his personal garage.

Charlie explains the existing wells are drilled into ledge and ground contamination, if happened, would be difficult to get into the well. J. Rhodes suggests well testing prior to development. It is noted that the Co-op well is already tested multiple times a year. J. Rhodes asks if the board should put any restrictions on the business. There is discussion on conditions.

J. Marsh moves to approve the site plan application of Chris, Debra, Wendy and Roger Raymond for property on South Parrish Road subject to:

An Ok from the Fire Chief, driveway permit, hours of operation as stated, downlighting, NHDES septic approval and a limit of 25 vehicles. B. Kilanski seconds. The vote is 7 yes.

Second order of business: The board reviews the minutes of 4-17-23 for approval. **B. Kilanski so moves, C. Ebbighausen seconds. The vote is 7 yes.**

Third order of business: The LUA informs the board she does not have any applications for the next meeting. She asks the board about the information she sent to them about the regulatory review the Town of Hinsdale obtained a few years ago. As discussed in March, the town has an opportunity, thru grant funding, to have a professional review our regs and zoning. This review will look for inconsistencies, conflicts, outdated information, etc. Does the board want to do this? After discussion the majority of the board, including alternates, want to do this.

The LUA introduces Evan O'Connor who will be taking over this position. He will be starting part time and Full time in a month. Margaret will be staying on to train. J. Marsh asks question how the agenda is set. The LUA assures J. Marsh she is always in contact with all Chairmans.

J. Sharra moves to adjourn, B. Kilanski seconds. The vote is 7 yes.

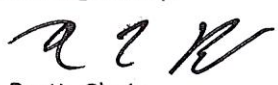
Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved on:



Minutes signed by:



Rich Pratt, Chair