

Town of Winchester
Planning Board
Minutes
10-16-23

Meeting opened: 7:01pm

Members present: Rich Pratt (Chair), Dean Beaman, Jack Marsh, Ben Kilanski (SR), Colby Ebbighausen, Robert Browne. Jenny Rhodes and Neal Stetson are alternates present.

Jordan Sharra (V. Chair) is absent.

Evan O'Connor is the LUA.

Public: Todd Kilanski, Margaret Sharra, Aaron Bordner, Barry Bordner, Penny Seaver.

First order of business: The Chair sits J. Rhodes as an alternate.

The board reviews the minutes of 9-18-23. B. Kilanski moves to approve, R. Browne seconds. D. Beaman & J. Rhodes abstain. The vote is 5 yes.

Second order of business: The board reviews an application for a Minor Subdivision submitted by Barry Bordner for property located on Precision Drive & Hildreth Street, map 28, lot 10. The proposed subdivision will create 2 lots, with the sizes of 7.3 acres and 0.6 acres. If the application is accepted as complete, the board will move to a hearing on the matter.

LUA O'Connor confirms notices were sent and received.

D. Beaman moves to accept the application as complete, B. Kilanski seconds. All in favor.

D. Beaman moves to open the public hearing, B. Kilanski seconds. All in favor.

Aaron Bordner addresses the board. The proposed subdivision is to separate a portion of lot 10 off of the main lot which contains the business. There was an issue with the title of a lot that was initially merged into lot 10, and in order to receive financing, must be subdivided to not be a part of the business lot.

R. Pratt asks for more information regarding the lot/s that was/were initially merged into lot 10.

Barry Bordner addresses the board. B. Bordner clarifies that two lots were merged onto lot 10, only one had a bad title. There was initially a technical subdivision request to split the lots back to the original configuration, however they would have been non conforming, so this application has them both as one conforming lot.

D. Beaman moves to close the public hearing, B. Kilanski seconds, all in favor.

D. Beaman moves to approve the application, under the conditions the new lot is conforming, and a new deed is required. J. Marsh second, all in favor.

Third Order of Business: LUA O'Connor Distributes zoning amendment suggestions and review compiled by Ivy Vann and Carol Oglivie.

The board receives the documents and confers that they will need time to review them further.

The LUA informs the board of the upcoming Housing Working Group public meetings, October 24th at 6:30 PM and October 28th at 10:00 AM.

M. Sharra addresses the board and notes that Ivy Vann has compiled the notes from the last public meeting.

The board addresses the issue of zoning amendments,

The chair asks the board if any member has thoughts on proposed zoning amendments.

C. Ebbighausen states that the minimum housing area requirement could be increased.

LUA O'Connor proposes to the board that the addition of outlawing kitchens in the definition of lodging could be removed to better represent lodging in the town.

T. Kilanski addresses the board and states that the board should be careful when decreasing minimum housing size that they define maximum occupancies.

D. Beaman moves to adjourn, C. Ebbighausen seconds. All in favor. 7:38 PM.

Minutes respectfully submitted by:

Evan O'Connor , LUA

Minutes approved by the board on:

Minutes signed by:

Rich Pratt, Chair

Two handwritten signatures in black ink. The first signature is a stylized 'R' followed by a flourish. The second signature is a more complex, cursive signature.