

Town of Winchester
Zoning Board of Adjustment
Notice of Applications & Public Hearing
2-11-21

The Winchester Zoning Board of Adjustment will be meeting on 2-11-21 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following:

The board will review for acceptance an application for a Special Exception request of Article XXII, Table of Usage to have open lot storage accessory to a business. The application is submitted by Diane Cyr, of Winchester Self Storage, for property located 760 Keene Road map 12 lot 40-1, for outside storage of vehicles.

If the board finds the application to be complete the board will move into public hearing on the matter. If a decision is not reached the hearing will continue at the following meeting without further notice. The application is available for review in the Land Use Office during regular business hours and on the town website winchester-nh.gov.

Respectfully,
Margaret Sharra, Land Use

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Application for: Special Exception

Date: 1/28/21

Map# 12 Lot# 40-1

Name & address of applicant: DIANE CYR
111 S. Village Rd Westmoreland, NH 03767
Email: diane@patriot holdings.com Phone: 603.338.8470

Name & address of owner: Winchester Self Storage LLC
760 Keene Rd Winchester NH
Email: keene self storage@gmail.com Phone: 603 357 7760

Location of property: 760 Keene Rd Zoning District: Highway Commercial

Description of property (include a plot plan, frontage, side & rear lines, water, structures, etc.)
Small retail building and self storage facility.

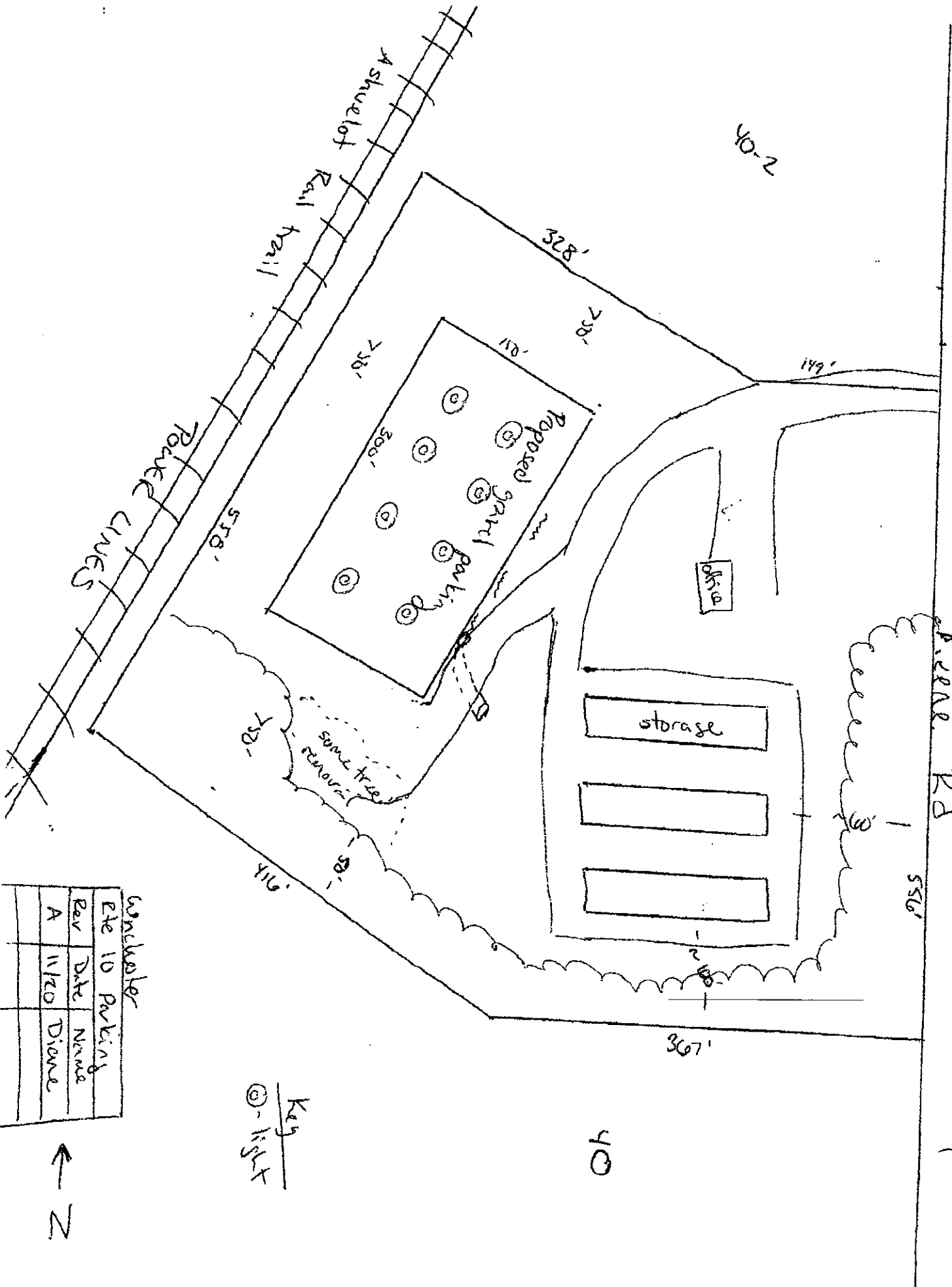
Proposed use/existing use: extension of self storage to include outdoor parking and some portable storage units

Fill out the attached abutters list and submit the non refundable fee of \$150 with the completed application and other necessary forms at least 21 days prior to the review by the ZBA. The ZBA generally meets on the second Thursday of each month if there is business. A complete application will be reviewed for acceptance before a public hearing is held within 30 days. You or your representative must be present at the hearing. All owners NOT representing themselves must submit a letter of representation for the applicant with the application.

Please complete and submit the following appropriate page(s) for the request of a variance, a special exception, an equitable waiver of dimensional requirements, an appeal from an administrative decision or a rehearing. Attach all other supporting documentation to the application.

After the public hearing, the board will typically render a decision within 30 days. You will be sent notice of this decision. If you believe the board's decision is wrong, you have the right to appeal. The Selectboard or any party with standing has similar rights of appeal. With an appeal, you must first ask the board for a rehearing. All requests shall be submitted on the appropriate ZBA forms and include the required fee. The motion must be made within 30 days of the decision and must set forth the grounds on which the claimed the decision is unlawful or unreasonable. The board may grant a rehearing if it is determined there were errors of law or new information is stated in the motion. Notice to the public and abutters are required for a rehearing. Refer to RSA 677:2 and RSA 676:7 for details.

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Rev	Date	Name
A	11/20	Diane

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Special Exception:

The undersigned hereby requests a special exception as provided in Article IX,
Section B, subparagraph 1, of the Winchester Zoning Ordinance.

D. J. 1/28/21
Signature of applicant and date

D. J. registered agent 1/28/21
Signature of owner and date

Please respond to the following:

A) The proposed use shall be permitted in the district per Article XXII by
special exception.

B) The specific site is in an appropriate location for such use as this is
an extension of current use.

C) The use as developed will not adversely affect the adjacent area because
all water will remain on the property & parking/storage
is on a lower level that will not affect highway scenery.

D) There will be no nuisance or serious hazard to vehicles or pedestrians as
traffic is expected to remain very light. Vehicles are stored
long term as well as the storage containers.

E) Adequate and appropriate facilities will be provided for the proper operation
and use the road will be improved for safe travel to lower lot
and adequate lighting provided.

F) The proposed use shall comply with all frontage, setbacks, minimum land area,
sanitary protection, sign, parking requirements for itself or its most similar use, except
where specifically named by the board, the reasons for such waiver to be set forth in
writing by the board. Yes

G) See Article XVI, 2.(i) (g) in the Town of Winchester Zoning Ordinance for the
validity of a special exception.

Improvements to begin in Spring 2021

ABUTTERS LIST

For use with all Land Use Applications

Applicant: Winchester Self Storage LLC ✓

Address: 7605 Keene Rd

Map# 12 Lot# 40-1

MAP#	LOT#	NAME & ADDRESS	Sent/Rec'd
40 12	40-2 ✓	Bruce Lawrence 770 Keene Rd	✓
12	39-2 ✓	George Dourdouras 765 Keene Rd	✓
12	40 ✓	Dimitrios ^{& Helen} Dourdouras 730 Keene Rd	✓
12	41 ✓	Dimitrios ^{& Helen} Dourdouras OFF Keene Rd	✓
12	39 ✓	Helen & Dimitrios Dourdouras	✓