

Town of Winchester
Planning Board
Notice of Public Hearing
4-4-22

The Winchester Planning Board will be meeting on 4-4-22 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following hearing:

The board will review an application, presented/owned by Marshall Royce, for Site Plan to construct and operate a gas station/convenience store. The property is located at 860 Manning Hill Road map 1, lot 86. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours.

Respectfully,
Margaret Sharra, Land Use

Town of Winchester
Site Plan Review Application & Checklist

Date: 2/7/2022 Map# 01 Lot# 086

Major Fee \$350.00* Minor Fee \$175.00* _____ *\$10.00 for ea. Add'l abutter over 8 **9 abutters:**
+\$10.00

Property location 860 Manning Hill Road

Zoning District(s) Commercial (CM) New Street Name(s)? N/A

What will be intended use of the lots? Retail Motor Fuel Outlet Development

What structures are on the property now and what are their use? Existing 4,200 sf single story steel building with gravel access and maintained lawn.

What if any, was the previous use of the property: Commercial storage

Is public water and sewer to be applied for? N/A Driveway permit? Pending, NHDOT

Has application to NH Department of Environmental Services been applied for? Yes, NHDES AoT

If the owner of record or applicant has any interest in a partnership or in a corporation of an abutting property, please explain: N/A yes

Is an Alteration of Terrain Permit or Stormwater runoff permit required? Yes
Explain: Total area of disturbance approximately 250,000 sf

Is modification of the Site Plan Review Regulations requested fro this project? No
If yes, is the written request attached? _____

Is the attached abutters completed? Yes

Has the applicant read the Site Plan Review Regulations? Yes
(Regulations are available online at www.winchester-nh.gov Landuse Department, or at the Town Hall during regular business hours)

Applicant signature:  Date: March 14, 2022

Owners Signature: See Letter of Authorization Date: _____

Town of Winchester Planning Board
Site Plan Review Checklist

I. GENERAL INFORMATION/CONTACT INFORMATION

Primary Contact: Nicole Duquette (GPI) 603.374.7906 nduquette@gpinet.com

Project Name: Proposed Retail Motor Fuel Outlet

Project Location: 860 Manning Hill Road Map 01, Lot 086

Applicant Name: Yongro, Inc. c/o Marshall E. Royce
(address) (map/lot #)

Address: 840 Manning Hill Road

City: Winchester State: NH Zip code: 03470

Applicant's Email: chasconvstore @ yahoo.com Phone #: 603-239-6430

Owner's Name Marshall E. Royce

Owner's Address: 840 Manning Hill Road

City: Winchester State: NH Zip code: 03470

Owner's Email: chasconvstore @ yahoo.com Phone#: 603-239-6430

NH Licensed Engineer Name: David R. Jordan, P.E.

Address: 44 Stiles Road, Suite One

City: Salem State: NH Zip code: 03079

Engineer's Email: djordan @ gpinet.com Phone#: 603-374-7912

NH Certified Soil Scientist Name: Gove Environmental Services, Inc. c/o Luke D. Hurley

Address: 8 Continental Drive, Bldg 2 Unit H

City: Exeter State: NH Zip code: 03833-7526

Scientist's Email lhurley @ gesinc.biz Phone#: 603-778-0644

NH Licensed Surveyor Name: Huntley Survey & Design, PLLC c/o Russell J. Huntley

Address: 659 West Road

City: Temple State: NH Zip code: 03084

Surveyor's Email Russ huntleysurvey.com
@ Phone#: 603-924-1669

ABUTTERS & NOTIFICATION LIST

**For
YONGRO, INC.
860 MANNING HILL ROAD
MAP 01 LOT 086
WINCHESTER, NH
GPI # NEX-2020045
AS OF 3/14/22**

MAP/LOT #

NAME & ADDRESS

01/86 (SUBJECT PARCEL)
01/87

MARSHALL E. ROYCE
841 MANNING HILL ROAD
WINCHESTER, NH 03470

01/80

JOSEPH N. ARSENAULT
816 MANNING HILL ROAD
WINCHESTER, NH 03470

01/83

CHA YONG ROYCE LIVING TRUST
FBO MARSHAL ROYCE TRUSTEE
841 MANNING HILL ROAD
WINCHESTER, NH 03470

01/85

D. & T. PETTITT, S. OSMUM
A. PEMBERTON, S. WILLS, VALER
2 GATES AVENUE
ROSELAND, NJ 07068

01/88

TYLER L. LEROUX
43 FOX HILL ROAD
BERNARDSTON, MA 01337

ABUTTERS FROM NORTHFIELD, MA

6/A1.1-1
6/A29

MARSHALL E. ROYCE
CHA YONG ROYCE
841 MANNING HILL ROAD
WINCHESTER, NH 03470

6/A3-1

ROBERT T. HENRY
137 WANNAMAKER ROAD
NORTHFIELD, MA 01360

ENGINEER

GREENMAN-PEDERSEN, INC.
44 STILES ROAD, SUITE ONE
SALEM, NH 03079

WETLAND/SOIL SCIENTIST

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BLDG 2, UNIT H
EXETER, NH 03833-7507

ABUTTERS & NOTIFICATION LIST

**For
YONGRO, INC.
860 MANNING HILL ROAD
MAP 01 LOT 086
WINCHESTER, NH
GPI # NEX-2020045
AS OF 3/14/22**

SURVEYOR

**HUNTLEY SURVEY & DESIGN, PLLC
C/O RUSSELL J. HUNTLEY
659 WEST ROAD
TEMPLE, NH 03084**