

I'm here to present my plan for utilizing my residence at 11A High St, Winchester, NH 03470, as a home-based car dealership. I will use the driveway with a maximum cap of two cars, as decided by the zoning board. The primary residence will be maintained, and a portion of the house will serve as a home office for customer interactions and business tasks. This arrangement is designed to have no impact on the neighborhood.

-Max Santonastaso
Monadnock Rides LLC

Town of Winchester Planning Board
Site Plan Review Checklist

I. GENERAL INFORMATION/CONTACT INFORMATION

Primary Contact: Max Santonastaso

Project Name: Monadnock Rides LLC

Project Location: 11A High St. 000026/000094

Applicant Name: max Santonastaso
(address) (map/lot #)

Address: 11A High St

City: Winchester State: NH Zip code: 03470

Applicant's Email: max.santonastaso@gmail.com Phone #: 978-696-1418

Owner's Name: Max Santonastaso

Owner's Address: 11A High St

City: Winchester State: NH Zip code: 03470

Owner's Email: max.santonastaso@gmail.com Phone#: 978-696-1418

NH Licensed Engineer Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Engineer's Email: _____ @ _____ Phone#: _____

NH Certified Soil Scientist Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Scientist's Email _____ @ _____ Phone#: _____

NH Licensed Surveyor Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Surveyor's Email _____ @ _____ Phone#: _____

Town of Winchester
Site Plan Review Application & Checklist

Date: 12/28/23 Map# 00026 Lot# 000094

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

Property location Highway 1 Winchester, NH

Zoning District(s) _____ New Street Name(s)? _____

What will be intended use of the lots? Home office and in person sales of used cars

What structures are on the property now and what are their use? two family home for residential living and a garage for vehicle storage.

What if any, was the previous use of the property? Residential living

Is public water and sewer to be applied for? NO Driveway permit? NO

Has application to NH Department of Environmental Services been applied for? NO

If the owner of record or applicant has any interest in a partnership or in a corporation of an abutting property, please explain: NO

Is an Alteration of Terrain Permit or Stormwater runoff permit required? NO
Explain: _____

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: 12/28/23

Owners Signature: _____ Date: 12/28/23

II. GENERAL REQUIREMENTS (Applicant check Y, N or N/A)(LUA check same)

(Applicant)	(LUA)	
_____	_____	Completed application form submitted
_____	_____	Owners signature or Authorization Letter
_____	_____	Complete Abutters List
_____	_____	All required fees
_____	_____	Four sets of plans
_____	_____	Draft copies of any proposed easements or other legal docs
_____	_____	Copy of any deed restrictions/easements
_____	_____	Any waivers requests submitted in writing
_____	_____	Copy of any ZBA/Historic/CC approvals
_____	_____	Written summary of project

III. MINIMUM PLAN REQUIREMENTS (Applicant check Y, N, N/A)(LUA same)

(Applicant)	(LUA)	
_____	_____	Name of project, name & address of owner
_____	_____	Location including town, state, streets, map & lot #'s
_____	_____	Date of plan, and revision block
_____	_____	Scale, zoning designations, property lines and lot size(s)
_____	_____	Names of abutting properties including map & lot #'s
_____	_____	Location of project on lot including setbacks& north arrow
_____	_____	Existing buildings, watercourses, stonewalls & similar
_____	_____	Location of water, septic, electric, tests pits & like
_____	_____	Minimum plan size is 11"x14"
_____	_____	Minimum lot area requirements noted

III(A). REQUIREMENTS FOR MAJOR SITE PLANS

_____	_____	Scale per regulations, noted POB, and locus map
_____	_____	Planning Board Chairman Signature Block
_____	_____	Sheet numbers on all pages and numbered sequentially
_____	_____	Plan size required is 24"x36"
_____	_____	Match Lines shown on all sheets
_____	_____	Sheets stamped by all licensed professionals
_____	_____	Existing conditions including buildings, natural features, Electric lines, easements, driveways, tree lines on project lot and structures on abutting properties.
_____	_____	Plan for sedimentation and erosion control
_____	_____	Existing & Proposed streets names, widths of and right Of ways noted
_____	_____	Final road profiles, and cross sections
_____	_____	Location and profiles of existing and proposed water lines, Fire hydrants, sewer lines, culverts, drains and connections.

_____	_____	Contour lines at five foot intervals, source of topo info
_____	_____	Soil data and designation of wetlands
_____	_____	All plans referenced are noted
_____	_____	Existing and proposed boundary monumentation
_____	_____	Flood elevations (if applicable)
_____	_____	Areas of clearing and timetable

III(B) CONTENT DETAILS FOR MAJOR SITE PLANS

_____	_____	Usable area calculations, build to lines, setbacks, & buffers
_____	_____	Location of the proposal on the site, dimensions of the Building(s) and height
_____	_____	Architectural plans
_____	_____	Final grades, slopes and contours of finished area
_____	_____	Access points shown on the plan for both pedestrians and Vehicles to the lot and structures
_____	_____	Size of paved areas including, widths and radii
_____	_____	Location, type and dimension of curbing and walkways
_____	_____	Parking layout including widths, #spaces, handicap, Markings and green areas.
_____	_____	Loading areas, snow storage and waste receptacles
_____	_____	Traffic signs, fire lanes and emergency access
_____	_____	Lighting and signage
_____	_____	Landscaping details including location of plantings
_____	_____	Types of plants, seeding materials and depth of topsoil
_____	_____	Stormwater management improvements including location And type/size of culverts, headwalls, aprons, detention/ Retention facilities, swales, roof/and or foundation drains, And flow directions. Including construction details.
_____	_____	Location of any on site stump burial

IV. SUPPORTING DOCUMENTATION (as determined by the board)

_____	_____	Septic system design approval
_____	_____	Traffic Study
_____	_____	Strom water management report
_____	_____	Alteration of Terrain permit
_____	_____	Wetlands permit
_____	_____	Driveway permit, town or state
_____	_____	Municipal water/sewer approvals
_____	_____	Fire, police, highway review letter



INCORPORATED JULY 2ND 1753



1 Richmond Road • Winchester, New Hampshire 03470
Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964
selectmen@winchester.nh.gov • www.winchester-nh.gov

ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

12-14-23

Max Santonastaso
11A High Street
Winchester, NH 03470


Re: ZBA case #23-008 Special Exception

You are hereby notified that the Winchester Zoning Board of Adjustment has granted the Special Exception you requested to operate outdoor automotive sales relating to the Table of Use of the Zoning ordinance for property at 11A High Street, map 26 lot 94.

Conditions of this approval: Maximum of two vehicles for sale on site, to be stored in the driveway on the house side of the street. This approval is contingent on site plan approval from the Winchester Planning Board.

This action took place at the 12-14-23 meeting of the board.

This approval does not relieve you of obtaining all other necessary town, state, or federal approvals. It is your responsibility to proceed accordingly. If you have any questions, you may reach this office at 603-239-4951 ext.6. All decisions are subject to appeal within 30 days.



Lou Fox, Chairman ZBA

Eddy Raymond
7 High Street
Winchester, NH 03470

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Winchester, NH 03470

Hinsdale Holdings, LLC
PO BOX 55071 #41505
Boston, MA 02116

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Boston, MA 02116

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PO BOX 55071 #41505
Boston, MA 02116

Salt & Light
5 Michigan Street
Winchester, NH 03470

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5 Michigan Street
Winchester, NH 03470

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5 Michigan Street
Winchester, NH 03470

Winchester Women's Club
ATTN: Kathryn Whitney
PO BOX 37
Winchester, NH 03470

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11A High Street
Winchester, NH 03470

NORTH ↑

7 High St

10ft.

Home

Office
3158 Sq. Ft.

HOURS OF OPERATION
8:00 AM - 4:00 PM



0.63 Acre Lot

business sign 12'x12'

Outdoor down lights
walkway

Grass

5000lb blower
5000 sq ft snow
5000 sq ft snow
to here
5000 sq ft snow
blowing

Garage

624 Sq. Ft.

sign

car #2

car #1

5000 sq ft snow
blowing

Everource public light
(down lighting) High St.

High St.

Trash Removal

car #4

car #3

Off Street
Residential parking

car #2

car #1

snow plowed goes here

woods

7 High St.

5 High St

5 High St.

10 ft.