

Town of Winchester
Planning Board
Notice of Public Hearing
2-7-22

The Winchester Planning Board will be meeting on 2-7-22 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following hearing:

The board will review an application, presented by Dylan Eastman, for Site Plan to operate a café/coffee shop. The property is located at 128-130 main Street map 26, lot 26 and is owned by The Ashuelot Land & Water Co. 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 and on the town website winchester-nh.gov.

Respectfully,
Margaret Sharra, Land Use

Red
1/17/22
MS

Town of Winchester
Site Plan Review Application & Checklist

Date: 1/19/21 Map# 26 Lot# 26

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

Property location 128-130 Main St, Winchester, NH 03470

Zoning District(s) Central Business New Street Name(s)? NO

What will be intended use of the lots? change of use first floor only to cafe/coffee shop.

What structures are on the property now and what are their use? Existing apartments over retail store.

What if any, was the previous use of the property: Apartment over retail store.

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

Has application to NH Department of Environmental Services been applied for?

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: Dylan Eastman Date: 01/17/2022

Owners Signature: Dylan Eastman Date: 01/17/2022

Town of Winchester Planning Board
Site Plan Review Checklist

I. GENERAL INFORMATION/CONTACT INFORMATION

Primary Contact: Dylan Eastman

Project Name: 130 Main Street

Project Location: 128-130 Main St 26/26

Applicant Name: The Ashuelot Land and Water Company LLC
(address) (map/lot #)

Address: PO Box 128

City: Winchester State: NH Zip code: 03470

Applicant's Email: rent@ashuelot.net Phone #: 757-272-2924

Owner's Name: The Ashuelot Land and Water Company LLC

Owner's Address: PO Box 128

City: Winchester State: NH Zip code: 03470

Owner's Email: rent@ashuelot.net Phone #: 757-272-2924

NH Licensed Engineer Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

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

NH Certified Soil Scientist Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

Scientist's Email _____ @ _____ Phone#: _____

NH Licensed Surveyor Name: N/A

Address: _____

City: _____ State: _____ Zip code: _____

Surveyor's Email _____ @ _____ Phone#: _____

II. GENERAL REQUIREMENTS (Applicant check Y, Nor 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
n/a	_____	Draft copies of any proposed easements or other legal docs
n/a	_____	Copy of any deed restrictions/easements
n/a	_____	Any waivers requests submitted in writing
n/a	_____	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
n/a	_____	Scale, zoning designations, property lines and lot size(s)
✓	_____	Names of abutting properties including map & lot #'s
n/a	_____	Location of project on lot including setbacks & north arrow
n/a	_____	Existing buildings, watercourses, stonewalls & similar
n/a	_____	Location of water, septic, electric, tests pits & like
✓	_____	Minimum plan size is 11"x14"
n/a	_____	Minimum lot area requirements noted

III(A). REQUIREMENTS FOR MAJOR SITE PLANS

n/a	_____	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.

N/A	_____	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

N/A	_____	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)

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

ABUTTERS LIST

For use with all Land Use Applications

Applicant: Ashuelot Land & Water Co. LLC
Address: PO Box 128, Winchester, NH 03470
Map# 26 Lot# 26

MAP# LOT# NAME & ADDRESS Sent/Rec'd

MAP#	LOT#	NAME & ADDRESS	Sent/Rec'd
26	55	Town of Winchester	
26	27	New England Sweetener 130 Main St, Winchester	
26	25	Town of Winchester	
26	29	Town of Winchester	
26	30	Town of Winchester	

PROJECT NARRATIVE
USE INTENSITY STATEMENT
SITE IMPACT ANALYSIS

TOWN OF WINCHESTER
Proposed Change in Use at:
128-130 Main Street
Winchester, NH

01/17/2022

In accordance with sections Article XII and XXII of the Winchester Zoning Ordinance, the following narrative describes the intensity of use and the site impacts associated with the proposed change in use:

Project Narrative:

This proposal is to change the use from a former barber shop and retail store to a combination (mixed-use) cafe and retail store. The property located at 128-130 Main Street, Winchester is a .06 acre parcel currently zoned Central Business District.

The applicant proposes to build a community art space, cafe and ice cream parlor to serve all residents of Winchester and the surrounding towns. In addition, a retail location for the sale of locally made goods.

Use Intensity Statement:

The proposed use will provide approximately 6 or 7 jobs to support its operations. The first floor business is that of a small coffee shop, ice cream parlor and cafe. Light food will be available. The business will be able to operate from 6 am to 10 pm 7 days a week. Hours may vary by season. Deliveries will be made by a combination of commercial and normal private vehicles through a common loading zone and alley.

Site Impact analysis:

1. **Soils and natural contours** – This property has no surrounding site and none will be impacted.
2. **Vegetation** – This property has no surrounding site and none will be impacted.
3. **Wetland** – There are no wetlands on the site.
4. **Surface water quality** – No site disturbance and no change and impact to surface water quality.
5. **Groundwater** – There will no impact to groundwater.
6. **Spatial relationships with abutters or potential development** – The subject property is bounded by the town park on one side and New England Sweetwater Farm and Distillery on the other. Abutters across Route 10 are the Winchester Town Offices.

7. **Character and visual impact** – The existing building has already been aesthetically improved. Adding signage and public traffic to this building will improve downtown by changing an idle and unoccupied building into a community asset.
8. **Roads, streets, highways on pedestrian and vehicular traffic** – The historic main street is vehicle and pedestrian friendly with public parking in the front as well as common use sidewalks. There will be no adverse impact.
9. **Sufficiency of utility systems for the provisions of water services, fire protection, sewer service, and storm drainage** – The existing building is serviced by town water and sewer. If fire suppression is required, the applicant has already discussed the logistics required to hook to public services with the town and water department. There will be no change to existing storm drainage.
10. **Parking** – Street Parking available in front of the building, across the street and in the Town Hall Lot across the street or around the corner in the municipal overflow lot. This is and has been the historic situation of street side public parking.
11. **Drainage and effect on abutters** – Storm water runoff will not unusually run off this site and there is no change to roofs or lawns or impervious areas.
12. **The public school system** – The proposed change in use will not affect the town population or pupil enrollment.
13. **Solid waste** – The proposed use will generate a small amount of solid waste which will be retained in animal resistant roll around containers. The containers will be emptied on a regular basis to in town and out of town transfer stations through private means. Every effort will be made to recycle where possible. The containers will be stored behind a small wood fence on the north side of the building.
14. **Municipal, school, and county revenues and expenditures** – The proposed use has no impact on town or county expenditures.
15. **Police and fire protection and public safety** – The building is less than ¼ mile from the town police and fire departments. The building is highly visible and congruent to other town functions. It will have no unusual requirements or hazards.
16. **Adult material sales** – The proposed use will not sell adult materials. Tenant shall be responsible for adhering to all local, state, and federal laws should they pursue a license to sell alcohol or tobacco.

SITE PLAN REVIEW REGULATIONS:

SECTION V: Scope of Review

- (B) Activities that do not require site plan review
 - (3) Internal building modifications to a non-residential use that do not affect the scale or impact of the existing one

SECTION VI: Standards

- (A) Parking
 - (1) Off street parking not available as this is a historic building surrounded by town land and historically fronted by public parking.
If calculated under Retail = $2500 \text{ SF} / 200 = 13$ spots required and provided
If calculated under Restaurant = $40 \text{ seats} / 3 = 13$ spots required and provided
- (B) Loading - Common alley loading spot provided in public parking
- (C) Snow Storage – Town provided at public parking
- (D) Streets, sidewalks, and access – existing and provided
- (E) Drainage and erosion control – existing
- (F) Water supply and sewage – existing
- (G) Lighting – existing and full cut off
- (H) Signage – will comply with ordinance and submitted with building permit
- (I) Utilities - existing
- (J) Air and Noise – no noxious air or abnormal noise. All sound to comply with Winchester Noise Ordinance
- (K) Landscaping – no impervious area exists, no landscaping is possible
- (L) ADA – Proposed use will comply with IEBC 2015 and A117.1 internally. Town of Winchester controls all exterior spaces, parking, and entrances
- (M) Public Safety – no abnormal concerns. New work to comply with IEBC 2015
- (N) Architectural – work limited to internal modifications and provided as shown.

