

Town of Winchester
Planning Board
Minutes
4-5-21

Meeting opened: 7:00pm.

Members present: Mike Doherty (V. Chair), Rich Pratt, Jenny Rhodes, Gus Ruth, Herb Stephens (SR), Dean Beaman (Chair), and Jordan Sharra. Christy Davis an alternate is present, and Margaret Sharra is the Land Use Administrator.

Public: Ben Kilanski, Barry Kellom, Ken Cole, Casey & Tammy Cole, Bruce and Kendra Severance, David and Dan Poole, Charlie Lawrence, Richard Drew, and David & Suzanne Boisvert.

First order of business: The board reviews the minutes of 3-1-21. **R. Pratt moves to approve, H. Stephens seconds. The vote is 5 yes and 2 abstain (JR, JS).**

Second order of business: Other business. The board has been informed that Raymond & Theron Lawrence's gravel pit has been passed to Eric & Jeff Lawrence, dba Lawrence Realty, by way settling an estate. **D. Beaman moves to approve the transfer of the Earth Excavation Permit, R. Pratt seconds. The vote is 7 yes.**

Harold & Pam Bigelow of 89 S. Scofield Mtn Road have submitted a lot merger request. The request is to merge map 4 lot 6 (with a home) and map 4 lot 6-1 (vacant). The lot sizes are 11+ & 12+ acres. Taxes are paid and there is not mortgage. **J. Sharra moves to approve, R. Pratt seconds. The vote is 7 yes.**

Third order of business: The board reviews an application for site plan to expand uses at Winchester Self Storage at 760 Keene Road. Map 12, lot 40-1. The owner received a Special Exception from the ZBA and now must get site plan approval. The owner proposes to offer an area in the back for outdoor storage of motor vehicles. The LUA reads the notice and confirms all notices were sent and postings done.

R. Pratt moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 7 yes.

Diane Cyr presents. She proposes to have a one acre area for gravel parking. She says there is quite a need for this. Many times its campers that need this type pf parking when owners do not have enough room on their personal lots or there are zoning restrictions. They will fix up the gravel road that goes down out back. In fixing the gravel road, there will be a new culvert so no water will be leaving the property. D. Beaman asks if there are limits on what can be stored there? All vehicles must be registered when parked. Military personnel are an exception. How far is the parking area from the rail bed? It is quite a distance.

Ms. Cyr explains some of the trees on the side of the gravel drive will be removed so RV's can make the corner. There will still be a large stand of trees remaining for a buffer.

H. Stephens asks if the area will be fenced in? Yes. He then confirms the water runoff will all stay on this property. Will all vehicles be registered/inspected? Yes, when they come in. Sometimes they expire while in storage. Her staff keeps an eye on how long vehicles are there, checking to confirm they still in good condition and verifies what goes in an out. She does not permit any junk.

R. Pratt confirms there will be power there and there will be a gate at the top and down lighting in the parking lot. He asks about how she will stop campers from being stayed in. She replies there are regular yard checks that are done. It has happened a few times before and she stops it immediately. She has had people try and stay in their storage bins. It will not be tolerated.

J. Rhodes asks about abandoned vehicles. Ms. Cyr replies, if someone doesn't pay rent within 2 months the vehicles are towed away. She does give an example of someone who did store a vehicle for a long time, and it became into disrepair. The owner faithfully paid ever month. Ms. Cyr eventually talked the owner into selling the vehicle. This is rare but it can happen. They address it. Again, the staff does regular checks on the lot to verify no one is staying there and the status of the vehicles.

R. Pratt asks the LUA if she knows anything about open space requirements there? She is not aware of any restrictions. She did review the assessing file last week and viewed all past uses approved but saw nothing about restriction. They discuss that the powerlines have an easement, and nothing can be built under it.

D. Beaman asks how far away from the powerlines is this? Quite far.

The Chairman asks for comment from the public. There is none.

M. Doherty moves to close the hearing, G. Ruth seconds. The vote is 7 yes.

J. Rhodes says there is a lot of unknowns with fencing and lighting. She is told there will be fencing around the entire parking area and there will be lighting, down casted. R. Pratt would not like to wait for power there. D. Beaman says it can be a condition. He also confirms the property is checked regularly.

D. Beaman offers the following conditions: 1) lighting and fencing shall be installed prior to occupancy, 2) fix gate at the top of the drive to be operational, 3) lighting will be down lighting, and 4) regular monitor of vehicles on site to address no junk vehicles and no one staying in them.

J. Sharra moves to approve the site plan application for Winchester Self Storage at 760 Keene Road subject to the just listed conditions, H. Stephens seconds. The vote is 6 yes and 1 no (JR). 7:33pm.

Fourth order of business: The board reviews an application for a 6 lot subdivision submitted by Boisvert Construction for property on 115 Warwick Road. The LUA confirms all notices were sent and posted. The board has received a copy of the application and map. There is also a letter of representation for Charlie Lawrence and Dick Drew to represent the Boisverts. The Boisverts did receive a Special Exception to construct single family homes in this commercial zone.

J. Rhodes moves to accept the application as complete and move into a public hearing, R. Pratt seconds. The vote is 7 yes.

Richard Drew explains the plan on display. This is a 10 acre lot and they propose six house lot of 1.4 to 2.2 acres each. The owner will hook up to town water and sewer. There will be 4 driveways, 2 shared as approved by the state. The access is shared and then splits into separate driveways.

There is existing water service on Warwick Road, on the other side of the road. There is one existing water service now, and the crossings will service two lots each.

Dick Drew explains which way the surface water runs.

G. Ruth asks where is the flood plain elevation? Mr. Lawrence states the elevation is 440'. Dick Drew states the town requires structures be built 1 ft above flood plain. G. Ruth then asks how will you displace the water? Dick Drew states this is not in the floodway and as such no mitigation is required.

R. Pratt, after a conversation, determines 60% of the property is at 440' or below. Dick Drew agrees, but explains the surface is not one elevation. Where will the water go after construction? State Road? No. The perc tests on the property shows very good sandy soil. All water is percolated into the ground.

There will also be a ditch running along the road to catch any extreme events. Keep in mind the entire site is not all on the same plain. R. Pratt, where will the water in front of the houses go? Will it go over to the abutter Mr. Poole? Dick Drew responds, no it will not go over to Mr. Poole's property. Some will run into the existing wetland, some in the ditch and most will seep into the ground because its sandy soil. Mr. Lawrence confirms the land is all sand & gravel soils. This land accepts water from across the road, and the road drains into the existing pond.

H. Stephens asks if the water will drain onto Innovative land in the back? No, all into the ground. The water from the driveways will shed off into the ground beside them and not into the road. The LUA asks for the total impervious area compared to the lot size. Mr. Lawrence estimates about 1500 sqft per lot times 6 lots equals 9,000 sqft. Ten acres is 435,000 sqft. The board determines it is a small quantity of impervious surface.

Public comment: Ken Cole, of 21 Keene Road, had lived on Warwick Road for a number of years and has seen the senior housing complexes built as well as the nursing home. He wants to be assured about water availability.

Bruce Severance of Warwick Road states he has lived in the same location since 1965. State? Took out a culvert a few years ago. It was 36" and now it's 26". D. Beaman clarifies the location. He is concerned where the water will go. He is ok with one house but not 6. R. Pratt asks if he is saying the development will flood his property? Yes. He reminisces about when applewood was built and his various past times exploring the area.

David Poole, abutter, has concerns about the water everywhere. He says there is not enough water pressure. He is concerned about fire protection. He says this development of 6 homes will be a burden on the school system; the taxes are already too high.

R. Pratt asks about past fire fighting issues caused by lack of pressure.

Casey Cole also has concerns about water runoff. Will it affect his leachfield? No, it won't. If the sewer is extended will it be available for more users.

Chief Kellom express his concerns about water pressure from the old Beaman Mill to the Warwick line. The water pressure is poor and offers poor fire protection. D. Beaman asks the Chief if Fire Trucks draw down more than houses? Yes. They speak of a time years ago when hooking up to a hydrant for a fire down near the Warwick line and the hose actually collapsed due to lack of water.

D. Beaman asked if the BOS are aware of this situation? Yes. This has been for greater than 10 years. This problem has been around for years and its not being addressed? This is impeding the town growth. Are there plans in the future for upgrades? Chief Kellom does not know. Selectman H. Stephens states that Rick is working on grants and to make a loop for the water around Piney Woods for improving the upper part of Warwick Road.

The Chief explains he has a 5000 gallon pumper truck but it only goes so far. G. Ruth asks if you hooked up to a hydrant at Beaman's, will you have negative pressure? The Chief says there are variables such as time of day. Mr. Lawrence responded the time of day won't impact the water these homes will draw. NHDES uses the number of 450 gallons per day. Most will tell you that number is very high. He also states the biggest problem on Warwick Road are the water leaks in the lines. He said Rick would attest to that.

Ben Kilanski, speaking for his mother who is an abutter, looks forward to seeing something there instead of the brush.

Ben Kilanski, Selectman, states the BOS are looking at upgrading the waterline on Warwick Road, the entire line. He describes the recent improvements to Richmond Road water line and what a huge improvement it has been for pressure and volume. He assures D. Beaman the town is actively working on it. Most residents don't realize the water lines in town are very old. Warwick road is the next area to improve once we finalize the ongoing projects and obtain grant funding.

Because there appeared to be confusion on the approvals of the Boisverts to hookup to town water and sewer, the LUA asks Ben to speak to that. She says that Rick Meleski told her that he is fine with this project and so were the Selectmen but felt it was important to hear it directly.

Ben explains the BOS committed to 6 caps last fall. Rick & the BOS did inform the Boisverts they are ok with the hookup.

The sewer presently stops at the beginning of lot 1. The extended line will run 1025 ft to the end of lot 6. The line will have manholes. This will include a stub so if the abutting lots want to hookup.

The extension is at the owner's expense. Water is on the other side of the road. The owner will need to bore under the road to hookup.

Mr. Lawrence explains this project will be in 2 phases. The owner plans to build 3 houses this year and 3 next year, maybe longer. Upon completion of the sewer line he will petition the town for the town to take possession of the sewer line. This is what has been done in the past with other builders. He also does not believe this development will affect Casey's leach field, in the case of a large rain event. Mr. Lawrence is sure Casey's leach field was constructed with the area and soils in mind.

R. Pratt asks how do we know that the line will be taken over by the town. There were problems in the past. The LUA explains the problems he is speaking of were years ago and where work was done without proper oversight in construction which led the town to balk at taking over the lines. This line would be constructed to NHDES requirements and overseen by Rick Meleski. Nowadays this oversight assures the work is done correctly so problems of the past are not repeated.

The water line cross over will occur this year. He also states the pipe Mr. Severence is speaking of is 36" and the water runs south to north. The pipe at the pond, where water from the road enters into the pond runs, north to south.

Dan Poole asks about others connecting to the sewer. It will not include him because he is just past the end lot. He also asks what will be the value of these homes, and questions the snowmobile trail.

D. Beaman says the snowmobile trail is defunct.

H. Stephens ask is electricity will be overhead or underground. Dave responds _____.

Casey Cole asks for an answer on the value of the homes. The Chairman said that is not necessary. It is concluded, if building this year, it will be high due to the high cost of materials. He also asks about the process of hooking up to sewer in the future. Rick Meleski intention is to hookup anyone who has access to the new line. Please contact Rick about the costs.

Dave Poole asks if anyone will be mandated to be hooked up. It is unknown please ask Rick.

There are no further questions from the public.

G. Ruth moves to close the hearing, J. Sharra seconds. The vote is 7 yes. 8:33pm.

The Chairman confirms with the board that they heard the Rick Meleski, water/sewer superintendent is ok with this project. J. Rhodes understands about Rick, but she heard other concerns from the neighbors. D. Beaman say this project is on good sandy material so there will not be runoff, it is a phased project, and there will be municipal water and sewer. This will be an asset to the town.

G. Ruth says he's concerned about the aquifer. D. Beaman reminds him this is town water and sewer.

R. Pratt says his concern is fire services. D. Beaman says this project is close to the shopping area. G.

Ruth questions the fire suppression issues and not the residential use. R. Pratt confirms with Ben Kilanski when the BOS hoped to be working on Warwick Road. He said Rick's timeline for finishing existing projects is early 2022 and then onto Warwick Road.

D. Beaman moves to approve the 6 lot subdivision for Boisvert Construction located at 119 Warwick Road subject to the following: 1) obtain an engineered plan for the sewer line extension and be approved by the town, 2) to include the bumpout on the sewer line as asked by the town, 3) Electrical services as required by Eversource, 4) no runoff will leave the site onto the road or neighbors property, and 5) obtain any and all NHDES approvals. M. Doherty seconds. The vote is 5 yes and 2 no (RP, JR).

Fifth order of business: The board reviews an application for site plan submitted by Jason Cardinale for property at 184 Keene Road. Map 31, lot 2. The request is to construct another building, 50x60, on the site for his expansion of the business. He and the LUA explain that it was found out after the notices

were sent that the property is in the Aquifer Protection District (APD). Instead of postponing the hearing the LUA suggests proceeding with the hearing and if the site plan were to be approved, the board wants to add conditions the owner would need to do. His options are 1) obtain more land from an abutter to increase his lot size, 2) obtain a variance from the ZBA or 3) if the residents vote to eliminate the Commercial District from the APD he would be all set. The board agrees to continue. The LUA confirms all notices were done and posted. The application appears to be in order.

J. Sharra moves to accept the application as complete and move into a public hearing, H. Stephens seconds. The vote is 7 yes. 8:55pm.

Public remaining are Ben Kilanski and Chief Kellom.

The board has copies of a plot plan with dimensions showing the location of the proposed new 50x60 metal building. Jason Cardinale presents the application. There will be 3 overhead doors and 2 single doors for access and egress. There will only be electricity in there, no water or sewer. The building will be heated. The new building will be used for welding and assembly and maybe a CNC plasma cutter. D. Beaman asks Chief Kellom if he has any fire concerns. He has minimal concerns because there are no residences as there are in Jason's other building. He'd be looking at the securing of the gas tanks and other safety measures.

G. Ruth asks if he paints there? No, it is subbed out. Jason will use a spray can for touchups.

J. Sharra asks if there is enough room for parking. Yes. The plan shows where the tenants are parking and the room outback for employees. Will there be any lighting on the building? He is not sure. He is told it must be down lighting. The board reviews the SP standards. Most are not relevant to this application.

There are no other questions.

J. Sharra moves to close the hearing, J. Rhodes seconds. The vote is 7 yes. 9:05pm.

D. Beaman moves to approve the site plan application of Jason Cardinale for an additional building at 184 Keene Road subject to 1) comply with the APD impervious surface requirements either by obtaining more land, obtaining a variance or the town omits the Commercial district from the ordinance, 2) painting will only be touchup, 3) submits plans of building and heating systems to the Fire Chief, and lighting will be down lighting. J. Rhodes seconds. The vote is 7 yes.

M. Doherty moves to adjourn, J. Sharra seconds. The vote is 7 yes. 9:12pm.

Minutes respectfully submitted:

Margaret Sharra, LUA



Minutes approved by the board on:

5/17/21

Minutes signed by:

Dean Beaman, Chairman



Mike Doherty
V. Chairman