

Town of Winchester
Planning Board Minutes

11-7-2022

Members present: Dean Beaman (Chair), Richard Pratt, Colby Ebbighausen, Robert Browne (alt), Margaret Sharra (LUA), Kelsey Hilliard (LUA)

Members absent: Jennifer Rhodes, Herbert Stephens, Jordan Sharra (V. Chair), Gus Ruth (alt)

First order of business: D. Beaman sits R. Browne. **R. Pratt makes a motion to approve the minutes from the 10-17-2022 meeting, C. Ebbighausen seconds, all in favor.**

Second order of business: work session; the board reviews a list of possible definitions that may want to be added in the future to the Zoning Ordinance and how they could possibly work into the table of usage. Margaret and Kelsey will be making a draft as to how the definitions would fit into the table of usage to bring to the next meeting for the boards review and input. The board members will review and make any recommendations or changes to the definitions and bring changes/updates to next meeting for discussion. Once the definitions are agreed upon by the board, there must be a public hearing held, then once the board comes to a final agreement, that must go to the voters before anything could be added to the Zoning Ordinance.

Dean emailed pictures of the new housing development that was recently constructed in Rindge NH for the board to review and discuss. There are 13 units in three separate buildings consisting of 1-2 bedrooms and about 1200 sq ft. This helps with the discussion of the need for housing in town for the working individuals, couples and older residents that would like a smaller living space that are in the median income range. There is a need across the state for this type of housing, how do we put the Planned Residential Development into action to address these needs while also being mindful of impact to the town. Margaret and Kelsey asked town council about re-drafting the warrant article to clarify to be easier for residents to understand the purpose and intent of the Planned Residential Development. Town water and sewer is sufficient to support, there wouldn't be an impact to the school if the units were kept on a smaller scale, two bedrooms, and no impact to town infrastructure. Everyone in attendance agrees the town doesn't need any more subsidized housing, this is for workforce housing and people with a median income.


Third order of business: Winchester Sand and Gravel. Current owner is selling the property and they have found a buyer. There is a Reclamation Bond which must stay on the property until it is reclaimed. The buyer has no intention of doing a gravel pit with the property, but not entirely sure what the plan is for the property, possibility of solar farm. **Dean makes a motion that the new owner has a six-month reprieve, until May 1, 2023, must either be in development process or must begin reclamation, Colby seconds, Richard agrees, Robert abstains as his employer is the buyer.**

Richard takes a moment to personally apologize to Robert and Colby for a previous planning board meeting that he left, both Robert and Colby accept.

Dean makes a motion to adjourn the meeting, Colby seconds, all in favor.

Meeting adjourned at 8:17 pm.

Minutes respectfully submitted by Kelsey C Hilliard: 

Minutes approved by board on: 

Minutes signed by Dean Beaman Chairman

