

Town of Winchester
Planning Board
Minutes
4-10-23

Meeting opened: 7:00pm.

Members present: C. Ebbighausen, Ben Kilanski(SR), Robert Browne, Rich Pratt, Dean Beaman(Chair), Jordan Sharra(V. Chair) and Jack Marsh. Neil Stetson, Gus Ruth and Jenny Rhodes are alternates present.

Public: Sara Pratt, Todd Kilanski. Margaret Sharra is the Land Use Administrator.

First order of business: The board reviews the minutes of 4-3-23 for approval. **J. Sharra moves to approve, R. Browne seconds. The vote is 7 yes.**

Second order of business: The LUA updates the board about complaints she received about Lawrence Realty, LLC gravel pit. She had received complaints about the excavation, noise, burning, cutting trees and status of permit. She investigated and visited the pit. She has concluded:

This pit received their 5 year renewal in 9/22 for 2.7 acres to be excavated.

-They now have received their permit that was forgotten to be sent originally.

There was the question if the pit was abandoned because there had been little activity.

-The Lawrences have removed material in the last 5 years but it was less than 1000yds per year so they did not have to file or pay taxes.

Back up beepers were complained about and after hours working.

-Backup beepers are required by law and the contractor was snowplowing on the weekend after the major snowstorm and not working the pit.

Neighbors voiced concerns about blasting and crushing.

-I confirmed with Town Counsel, EE includes crushing and blasting; "Other mining activities". Also, blasting will not occur until the amended AoT permit is approved by the state.

Trees have been cleared and branches burned. There was a question if a timber permit was needed.

-The Lawrences thought an AoT permit covered a timber permit. That was an error, and they will be filing one. The burning was also legal because FD was notified.

At this time the pit appears to be in compliance with their permit. They also have plans for expansion in the future.

If they decide to expand, they will need a new SE for the ZBA and approval from the PB.

The board agrees with the conclusion of the LUA.

Third order of business: There is a discussion on deciding a new Chairman. D. Beaman describes the role of a Chairman and how meetings should be run, how to hear from the public and work with applicants. R. Pratt expresses his interest in being Chairman and feels this year Dean could help him, since this will be Deans last year. J. Sharra has expressed her interest in the position since she is in her 6th year and the board, and V. Chair for 1 year. She has learned much from Dean.

J. Marsh moves to nominate R. Pratt as Chairman, R. Browne seconds. The vote is 4 yes and 3 no.

C. Ebbighausen moves to nominate J. Sharra as V. Chair, R. Browne seconds. The vote is 7 yes.

The LUA informs the board of a site plan application for 5/1/23.

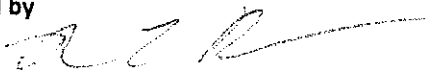
J. Sharra moves to adjourn, B. Kilanski seconds. The vote is 7 yes. 7:18pm.

Minutes respectfully submitted by:

Margaret Sharra, LUA

Minutes approved by the board on: 4/17/23

Minutes signed by



Rich Pratt, Chairman