

Town of Winchester
Planning Board
Minutes
4-3-23

Meeting opened: 7:00pm.

Members present: Jack Marsh, Robert Browne, Rich Pratt, Jordan Sharra (V. Chair), Dean Beaman (Chair), Herb Stephens (SR), and Colby Ebbighausen. Margaret Sharra is the Land Use Administrator (LUA).

Public: Barry & Aaron Bordner, Sara Pratt, Jenny Rhodes and one other woman.

First order of business: The board reviews the minutes of 3-20-23 for approval. **J. Sharra moves to approve, R. Browne seconds. The vote is 5 yes and 2 abstain.**

Second order of business: The board reviews a site plan application submitted by Barry Bordner for an additional building at Winchester Precision Products on Precision Drive. The LUA confirms all notices were sent and posted. **R. Pratt moves to accept the application as complete and move into a public hearing, H. Stephens seconds. The vote is 7 yes.**

Barry Bordner presents the plan and request. He started this machining business when he was 29 years old and he always wanted to do business in NH. He hopes to add 3-5 jobs with this addition. His business is critical to US security and is supporting the 12 new submarines the US will be building. He is fortunate to be a supplier to the government.

This will be a metal building 40x100. He will submit an application for a building permit upon this approval. The building will be identical to the existing building but just a little bit taller for the large crane inside. This area will help with the assembly and 50% of the area will be storage of tooling materials. He needs more space. He will move disassembly and the plasma cutter to the new building. We are crowded now.

D. Beaman confirms the size of the building of 4000sqft. He asks why not construct bigger? Barry replies he is fiscally conservative. He explains the history of the business and dates of construction.

H. Stephens asks if he is planning on adding on in the future? Barry replies the roof will be constructed with a shallow pitch so it could allow to add onto the building in the future. If so, it would head south. There will be no change in parking. There will be a covered walkway between the buildings 16ft high.

There are no questions from the public.

R. Pratt moves to close the hearing, J. Sharra seconds. The vote is 7 yes. 7:11pm.

J. Sharra moves to approve the site plan application submitted by Barry Bordner for property at 1 Precision Drive map 28, lot 10. R. Pratt seconds. Discussion about Fire Department and W/S input. The LUA informs the board both were notified of the hearing. Barry explains how he complies with NFPA and the work on the water valves he and Rick Meleski discussed. Buildings are 30ft apart and he is good with the insurance company. He also says there will be some outdoor lighting. The vote is 7 yes.

Third order of business: Other- The board has a hearing for 4/17/23 on a BLA.

The Chairman opens discussion on choosing a Chair and Vice Chair for the board this year.

R. Browne moves to nominate Rich Pratt as Chairman, J. Marsh seconds for discussion. J. Marsh asks R. Pratt if he has been chair or vice chair before and if he wants it. He said ok, but he and J. Marsh ask D. Beaman if he wanted it. H. Stephens suggests waiting until the next meeting because he may not be the SR on this board and he thinks it would be fairer for them to vote. R. Browne won't be at the next meeting. C. Ebbighausen suggests picking another date for a meeting. R. Browne withdraws his motion and the board agrees to meet next week on the 10th.

Jenny Rhodes would like to be an alternate. She fills out a Volunteer Interest form. **J. Sharra so moves, R. Pratt seconds. The vote is 7 yes.**

J. Sharra moves to adjourn, C. Ebbighausen seconds. The vote is 7 yes. 7:29pm.

Minutes respectfully submitted, Margaret Sharra LUA

Minutes approved on: *Mitch*

Minutes signed by:

Dean Beaman, Chairman

Dean Beaman