

Town of Winchester
Planning Board
Minutes
10-19-21

Meeting opened: 7:00pm.

Members present: Gus Ruth, Rich Pratt, Jenny Rhodes, Christy Davis (alt), Dean Beaman (Chair), Jordan Sharra and Lindseigh Picard (SR). Mike Doherty is absent.

Public: Charlie Lawrence, Barry Hall & ?, Steve Cody, Helen & Will Dourdounas.

First order of business: The Chairman and Gus Ruth sign the Duplisea plans. The Chairman sits Christy Davis as a full member. The board reviews the minutes of 9-20-21 for approval. **J. Rhodes moves to approve, L. Picard seconds. The vote is 6 yes, 1 abstain (JS).**

Second order of business: The board reviews an application for a Boundary Line Adjustment from Granite State Stone and Meadowsend for map 12 lots 33 & 45. 9.86 acres are to be adjusted. The LUA confirms all notices were sent and that Charlie Lawrence has permission from both parties to represent them. Members review the map and clarify where this adjustment is occurring.

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

Charlie Lawrence presents. 9.86 acres will be taken from lot 33 and added to lot 45. He shows all abutters present where this is occurring. Both lots involved are large and the area adjusted is set back off the road about 1000ft. The abutters see that the actual adjustment is a distance from them. Abutter Steve Cody asks for a copy of the locus map so he knows where this is. The LUA does it. There are no questions from the board or public.

L. Picard moves to close the hearing, J. Rhodes seconds. The vote is 7 yes. 7:00pm.

J. Rhodes moves to approve the BLA subject to new deeds, J. Sharra seconds. The vote is 7 yes.

Third order of business: Bill McGrath is here to speak with the board about the APD. He is sharing information he has gathered from NHDES regarding the APD. D. Beaman clarifies Mr. McGrath is here to express his concerns on the protection of the APD. Mr. McGrath hands out copies of various information from NHDES regarding transmissivity areas, maps and info on septic systems.

The NHDES with USGS spent 5 million dollars designing a program for the Aquifer map for the state. D. Beaman asks when did this occur? G. Ruth believes about 50 years ago in the 70's. D. Beaman questions can this mapping of the aquifer change in 50 years? The LUA, in reading the fact sheet from NHDES, thinks maybe the baseline of information was from the 70's but has been updated more recently. G. Ruth thinks NHDES did not include in the maps the low transmissivity areas. He notes the straight lines on the maps do not make any sense. They were only interested in the high transmissivity areas. He says the aquifer goes the length of Rt.10 and doesn't stop on straight lines.

D. Beaman doesn't think he or the board have the ability to know what is right or wrong with the maps. He thinks the town would have to have an independent study. G. Ruth says the boundaries are done by USGS. B. McGrath asks for a copy of the Winchester transmissivity map. The board believes the SWRPC produced it. The LUA will ask for it.

Mr. McGrath now discusses how septic systems don't really impact the aquifer. He gave an analogy of how the human body works to dispose of waste compared to septic systems. With today's septic systems, NHDES would not approve them if they pollute the land. D. Beaman asks Mr. McGrath to

~~please shorten this narrative. Mr. McGrath explains how septic systems work.~~

R. Pratt asks Mr. McGrath since he owns a lot of land near the lake that requires a minimum of 3 acres, that he is pushing this for himself. Mr. McGrath says R. Pratt is wrong. He believes in the APD but disagrees with how it is used. He does not agree with the elimination of the commercial district from the APD. That lessens the protection of the district.

R. Pratt says the change last year was only for Stone Mtn and Mr. McGrath agrees. The LUA responds that is not true. The conversation started with Stone Mtn but it ended up with businesses in any of the commercial district. G. Ruth has no problem with that change as long as the properties have town water & sewer. Mr. McGrath repeats that septic do not impact the APD. J. Rhodes recalls the reason was because people didn't need the large lots; wanted businesses to get the land at the size they needed. B. McGrath and D. Beaman debate gas stations and other businesses in the APD. D. Beaman feels the safeguards in place now a days protect from problems.


D. Beaman says the board will review all this information and if they see that something needs to be changed they will look into it. They will also discuss if another study is warranted.

Fourth order of business: The board discusses possible zoning amendments. Does the board want to regulate permanent pods/containers as sheds? After discussion it appears they do but want to figure out how to define temp vs permanent and the containers themselves.

The LUA had sent the board information to review on the housing shortage and suggestions how to permit more housing without doing a complete change in density. She has suggested changes in the Planned Residential Ordinance. She asks all to review her suggestions and then add their ideas and the board will discuss at the next meeting on 11/1/21.

J. Sharra moves to adjourn, C. Davis seconds. The vote is 7 yes.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved on: 11/1/21

Minutes signed by:


Dean Beaman, Chairman