

Town of Winchester
Planning Board
Minutes
10-21-19

Meeting opened: 7:00pm

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Jordan Sharra and Christy Davis. Herb Stephens and Kim Carl are absent. Margaret Sharra, Land Use Administrator.

Public: Steve, Julia and son Wiggins. Dani Soni.

First order of business: The board reviews the minutes of 9/16/19 for approval. **J. Sharra moves to approve, J. Rhodes seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for a boundary line adjustment submitted by Wendy Pelletier for Jan Gamache. The properties are located on Bolton and Staddle Hill roads, known as map 1 lots 36, 37 & 28-1. The LUA confirm all notices were done and certified letters were sent out. Two were returned as undeliverable. There is a letter of representation from Jan Gamache for Wendy Pelletier. **J. Sharra moves to accept the application as complete and move into a public hearing, C. Davis seconds. The vote is 5 yes.**

Wendy Pelletier presents the application and plan. There are lots of 47.85, .39 and 17.4 acres that will adjust to 12.83, 13.03 and 39.8 acres. The frontage of the "blue" lot of 13.03 acre is 360ft. There are no other questions from the board or public. **J. Sharra moves to close the hearing, J. Rhodes seconds. The vote is 5 yes. J. Sharra moves to approve the BLA subject to three new deeds for the lots, M. Doherty seconds. The vote is 5 yes.**

Third order of business: The board reviews an application for site plan for the operation of a commercial truck parking area and repair shop. The LUA confirms all notices were done and certified receipts returned. She also gives the board the history of this application. This landscaping business has been in operation for almost 30 years and in the last 10 years has grown dramatically which triggered complaints from the neighbors. The Code Enforcement Officer worked with Mr. Wiggin to clean up the property and shrink the operation. Mr. Wiggin did receive a Special Exception from the ZBA for this operation subject to the PB setting hours of operation. **J. Sharra moves to accept the application as complete and move into a public hearing, C. Davis seconds. The vote is 5 yes.**

Mr. Wiggin explained his operation is landscaping, plowing and using his trucks to move material located off site. He also repairs the equipment in his shop. To make the operation have less of an impact he now has moved the trucks 200' further away from the abutters and on the other side of the garage. The workers have been instructed that there will be no slamming of tailgates and no beeper use. His screening of loam and stockpiles have been moved to his property in Northfield MA (abutting).


M. Doherty and the LUA have confirmed the property has significantly cleaned up. J. Sharra confirms where the lighting exists and the dumpster is not seen from the road. C. Davis confirms that based on the gallonage and double walled storage tanks they do not need containments under the fuel storage tanks. There is a discussion on hours of operation. J. Rhodes commends Mr. Wiggin for his business and agrees a trucking operation can have long hours. Mr. Wiggins asks for 5am-7pm. The LUA suggests that on an everyday basis that may be too much the neighbors. Julia Wiggin explains while it is a rarity, the earlier hours are needed sometimes and are dependent upon the weather, like snow and extreme heat. They need to be able to extend their hours when it is a necessity. After discussion, the board agreed to permit extended hours when needed. Part of his business is snow plowing and sanding. He also has 10 employees, but not all work through the winter.

There are no further questions. **J. Rhodes moves to close the hearing, C. Davis seconds. The vote is 5 yes. 7:38pm. J. Sharra moves to approve the site plan application of Mr. Wiggin subject to the hours of operation will generally be 6am-6pm Monday-Friday and some Saturday work but the board acknowledges an expansion of hours on an as needed basis. J. Sharra seconds. The vote is 5 yes.**

Fourth order of business: The board reviews Dani Soni's plan for ground mounted solar for his home on Parker St. This is in the residential district. It is 32 panels on 2 structures. This is not a rotating, tall ground mounted system. The board does not see any problem with this in the neighborhood.
J. Sharra moves to approve this conditional use permit, M. Doherty seconds. The vote is 5 yes.

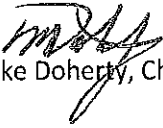
Fifth order of business: The board reviews the listing of proposed zoning amendments. The LUA expresses her concern about loosening up the restriction on outside storage accessory to a business. She is concerned that may affect how junk yards are prohibited. She asks the board to review, make changes and really think about it. The first meeting in Nov. the board can discuss again.

J. Sharra moves to adjourn, C. Davis seconds. The vote is 5 yes. 8pm.

Minutes respectfully submitted:
Margaret Sharra, LUA 

Minutes approved by the board on: 11/4/19

Minutes signed by:


Mike Doherty, Chair