

Town of Winchester
Planning Board
Minutes
6-15-20

Meeting opened: 7:00pm.

Members present: Rich Pratt, Gus Ruth, Jenny Rhodes, Dean Beaman (Chair), Mike Doherty (V. Chair), and Jordan Sharra. Herb Stephens is absent. Margaret Sharra is the Land Use Administrator.

Public: Rick and Sara Horton and about 20 other persons.

First order of business: The board reviews the minutes of 6-1-20 for approval. **J. Rhodes moves to approve the minutes, G. Ruth seconds. The vote is 6 yes.**

Second order of business: The board is to review an application and hold a hearing on an amended site plan submitted by Rick Horton (Outlaw Brewing Co.) to expand its outside area. Mr. Horton and the Chairman discuss postponing the hearing because Mr. Horton became aware that he submitted his application two days late and wants to clarify his plan and he asks to postpone the hearing to June 29th. He does ask the Chairman if he can get another temporary increase of capacity. The Chairman replies no. **J. Sharra moves to postpone the application and hearing to 6-29-20 at 7pm, M. Doherty seconds. The vote is 6 yes.** The LUA explains to the public there will not be a hearing tonight. It was postponed to the 29th at 7pm.

Third order of business: Stacy Cibula of Monadnock Conservancy and the Roberta Royce of the WLC are here to show the board the plan of the nature trail for the WLC on Keene Road. There will be a parking area on Lawrence Street for 4 cars and a kiosk. The colored copies clearly show the layout. D. Beaman asks about the ditch problem that was discussed at a previous meeting. Stacy explains the ditch/culvert is on another person's property and she has not control over that. This has nothing to do with this trail. The LUA reads the site plan criteria. The installation of the trail and parking does not meet the criteria for site plan. D. Beaman & M. Doherty sees no need for site plan. R. Pratt worries about people from MA using it since it will be open to the public. Roberta explains the WLC will watch over the area and maintain it. G. Ruth, also a member of the CC, states the CC manages over 500 acres in town and has had no problems. Stacy explains this a small trail, it is not a destination. G. Ruth asks if there will be bags for dog excrement. Roberta agrees. J. Sharra asks should there be hours like dawn to dusk? No. R. Pratt is ok with this if the WLC watch over it. **J. Rhodes moves that the WLC & MC does not need site plan approval for this trail, R. Pratt seconds. The vote is 6 yes.**

Fourth order of business: The board reviews a request for a lot merger of map 20, lot 21 & 22. One lot is vacant and the other has a house on it. **J. Sharra moves to approve the lot merger subject to a new deed, M. Doherty seconds. The vote is 6 yes.**

Fifth order of business: The board has for many years has made Administrative Decisions through their Chairman. This is normally standard in towns. The LUA suggests having written guidelines in the Site Plan regulations to clearly state this. She researched other towns and has submitted a draft for the board to review. Most of the suggestions had no questions except a proposed paragraph on small events with 50 persons 10 or less times a year. This was discussed at length, raising questions on the number of persons and defining small events. The board will continue discussion on this at the next meeting.

Sixth order of business: Members of the board asked the LUA, after a review of Mr. Horton's application, to submit a more detailed plot plan and the clarify the various components of the operation for the 29th.

J. Sharra moves to adjourn, J. Rhodes seconds, the vote is 6 yes. 8:00pm.

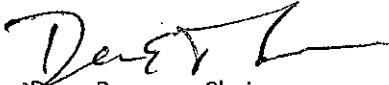
Minutes submitted:

Margaret Sharra, LUA



Minutes approved by the board on: 6/29/20

Minutes signed by:


Dean Beaman, Chairman