

Town of Winchester  
Planning Board  
Minutes  
6-5-23

Meeting opened: 7:00pm

Members present: Rich Pratt (Chair), Jordan Sharra (V. Chair), Jack Marsh, Ben Kilanski (SR), Colby Ebbighausen, and Dean Beaman. Neal Stetson is an alternate present. Robert Browne is absent. Margaret Sharra is the LUA.

Public: Penny Seaver, Sara Pratt, Marshall Royce and Todd Kilanski.

First order of business: The Chair sits Neal Stetson as an acting member. The board reviews the minutes of 5/1/23 for approval. **J. Sharra moves to approve, B. Kilanski seconds. The vote is 6 yes and 1 abstain (DB).**


Second order of business: The board is in receipt of a request from GZA, Marshall Royce's engineer, to ask for two minor changes in his site plan approval. The state no longer requires triple wall UST's and instead require more storm water engineering, lined basins, and spill containment grooves. This application already has met this high standard. Mr. Royce asks if he can install a double wall UST as NHDES now approves them instead of a triple wall. He also asks if he can begin site work prior to obtaining a driveway permit from the state. The state keeps changing their minds and staff. He is aware this is a risk to him. The board discusses and sees this as a minor change. **B. Kilanski moves to approve, D. Beaman seconds. The vote is 6 yes and 1 abstain (NS).**

Third order of business: Other. SR, B. Kilanski poses a question from the BOS. The BOS received a complaint from a resident regarding trucks parking in no parking zones near Alltown. The Chairman responds the issue is an enforcement issue and not a PB issue. The board concurs.

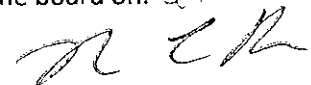
Rik Ekstrom, Housing Navigator, was to be here tonight to speak with the board about Invest NH and the grant to review the town regs. Since he is not here, J. Marsh and B. Kilanski express their concerns on the process of all of this. They are new to the board and were not brought up to date on the history of this project. The LUA and D. Beaman explain some but would prefer Rik Ekstrom to go over the details. The grant for the regulations review has been signed by Karey with BOS approval. The grant application was strong on housing review as required by the grant. This does though include a complete review of all regulations and Master Plan.

R. Pratt says going forward with this process we need more clarity. He also asks if a rep from SWRPC can come also. Hopefully Rik can make the next meeting on 6/19 when the board meets for a BLA for Sandra Cook.

**D. Beaman moves to adjourn, J. Marsh seconds. The vote is 7 yes. 7:34pm.**

Minutes respectfully submitted by:   
Margaret Sharra, LUA

Minutes approved by the board on: 

Minutes signed by: 

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