

Town of Winchester
Planning Board
Minutes
9-19-22

Meeting opened: 7:00pm

Members present: Jordan Sharra (V. Chair), Jenny Rhodes, Herb Stephens (SR), Colby Ebbighausen, Kathryn Scoville, and Richard Pratt. Dean Beaman is absent. Gus Ruth and Robert Browne are alternates present. Margaret Sharra is the Land Use Administrator.

Public: William Valvo, William McGrath, Charlie Lawrence, Mark Tigan, Travis Rounds, Stanley Conant, Barry Kellom, Rick Meleski and Jason Cardinale.

First order of business: The chair sits G. Ruth as an acting alternate. The board reviews the minutes of 8/15/22 for approval. **H. Stephens moves to approve, C. Ebbighausen seconds. The vote is 7 yes.**

Second order of business: The board reviews an application for a boundary line adjustment submitted by William Valvo and Sunny Guy. The request is to adjust .16 acres from William and Sandra McGrath to William Valvo and Sunny Guy. Map 9, lots 11-13 & 11-23. The LUA confirms all notices were posted and sent. The application appears to be in order.

J. Sharra moves to accept the application as complete and move into a public hearing, R. Pratt seconds. The vote is 7 yes. Mr. Valvo explains this is to move the boundary by 20ft since he had been using that land anyway. There are no questions from the public.

H. Stephens moves to close the hearing, J. Sharra seconds. The vote is 7 yes. 7:07pm.

H. Stephens moves to approve the boundary line adjust for Valvo and McGrath subject to new deeds, R. Pratt seconds. The vote is 7 yes.

The LUA informs Mr. Valvo a mylar is needed for the recording at the registry of deeds.

Third order of business: The board reviews an application for a boundary line adjustment of properties owned by Snowbrook, LLC. The request is to adjust 3.56 acres from 5 lot 22-2 to lot 22 and .18 acre from lot 22 to lot 22-2. The LUA notes all notices were sent and posted. The application appears to be in order. Charlie Lawrence is representing to owners.

H. Stephens moves to accept the application as complete and move into a public hearing, C. Ebbighausen seconds. The vote is 7 yes.

Charlie Lawrence presents the application. He explains the adjustments on the make and confirms both lots meet the zoning requirements. Basically the owners are cutting the house lot out. R. Pratt asks why? Charlie says the sale of the house is then more appealing. H. Stephens confirms all the open land surrounds the house. There are no questions from the public.

K. Scoville moves to close the public hearing, G. Ruth seconds. The vote is 7 yes. 7:16pm.

H. Stephens moves to approve the boundary line adjustment subject to new deeds. J. Rhodes seconds. The vote is 7 yes.

Fourth order of business: The board reviews an application for a boundary line adjustment for properties owned by Boisvert Construction located on Keene Road map 34 lot 78 and map 8 lot 121. The LUA notes that all notices were sent and posted. The application appears to be in order.

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

Charlie Lawrence presents this application for the owner. He explains presently there are two lots abutting, one 2.56 acre and the other .27 acre. The tax map was in error and shows only one lot. Upon research when purchasing this property it was realized there are town lots of record present. There is a narrow strip to the lot in the back. This 16.94 ft strip is part of the land in the back. This is the existing frontage. This is a legal nonconforming lot. J. Rhodes questions the 16ft width of the driveway. Charlie explains this grass strip runs along side of the neighbor's paved driveway. J. Confirms this is a lot of record.

R. Pratt asks if can be made more conforming, such as widening the 16ft strip? Can there be more frontage for the bigger lot in the back? Take some from the small lot in the front? Charlie can't answer that. He is presenting what is there now.

J. Sharra states this adjustment is not making either lot less conforming.

Travis Rounds is the abutter with the paved driveway and expresses he doesn't think having driveways next to each other is a good idea. The board hears his concern but the owners can build on it now without the BLA. The BLA is just adding more land to the smaller lot, which actually makes it more conforming. Nothing involves frontage. The LUA states if there were an adjustment with the frontage a variance would be needed. The LUA and Charlie discuss driveway cuts. He does not know the status of the driveway permits from NHDOT. He knows there is at least one driveway cut there. The small lot used to have a building and such NHDOT recognizes that cut. J. Rhodes has concerns on the lots. She asks Chief Kellom if a firetruck can fit down a 16ft driveway. He says yes. J. Sharra and C. Ebbighausen reminds the board these concerns are not what is before the board. There are no other questions from the public.

J. Sharra moves to close the hearing, G. Ruth seconds. The vote is 7 yes. J. Sharra moves to approve the boundary line adjustment subject to new deeds, G. Ruth seconds. Discussion: J. Rhodes confirms the integrity of the two lots. The vote is 7 yes.

Fourth order of business: Charlie Lawrence is here representing Lawrence Realty, LLC for their renewal of their Earth Excavation Permit for property on Old Swanzy Road. The board reviews the updated plans. He shows where the front area is reclaimed. The existing permit is to excavate 2.7 acres. The AOT permit from the state limits the open area. The plan shows 3.8 acres. This is confusing. 3.8 acre minus 1.1 reclaimed acres equals 2.7 acre. Basically they are staying within their existing permit and ask for the 5 year renewal to continue excavation. **J. Sharra moves to renew the excavation permit for 5 years, R. Pratt seconds. The vote is 7 yes.**

Fifth order of business: The board reviews an application for Site Plan Reviews submitted by Jason Cardinale. The request is to construct and operate a manufacturing business of trailers. The property is located in Stone Mtn Business Park, map 6 lot 15-1 & 15-2. The LUA confirms all notices were done and sent. The LUA had also sent this application to the Fire Chief and the Water/sewer Superintendent. J. Sharra reminds the board about voting to determine if this is a Development of Regional Impact.

R. Pratt moves this is not a DRI, J. Sharra seconds. The vote is 7 yes.

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

Jason Cardinale presents the application. He is purchasing 5 acres in the business park so he can expand his manufacturing business. His sales have increased over the last five years and his previous thoughts of expanding in his existing location, he decided he doesn't want to do because it too tight. He will start with one smaller steel building asap of 26x40 so he can expand sooner. He will then build the larger building next year. He will be utilizing both his existing building on Keene Road and Stone Mtn. J. Rhodes asks how the old building will be used? Jason will do repairs of trailers there and sell used cars.

Jason explains his business growth. He began repair of trailers in 2011 and in 2015 he began building them. In 2020 he sold 300, 2021 470 and so far on 2022 500. He expects to sell 1000 in 2023.

Mark Tigan of the WEDC, owner of property, says the WEDC supports this project.

J. Sharra begins to review the list of standards for site plan approval.

Parking- Jason will have 6-7 full time workers and 22 spots which is more than enough. He will not operate retail from there.

Lighting- Down lighting

Signage- There will be a sign at the entrance.

Dumpster- Out back

Loading- out back.

Driveway- will also circle to the back of building

He explains this is a flat lot with gravel soils. He will bring in topsoil for grass.

G. Ruth ask about a finishing bay. Jason says there will be painting but no sand blasting. Trailers will be painted, wired and decked in the buildings. When both buildings are completed, the smaller building will be devoted to painting.

He also made expandable trailers this year. Expandables are trailers that can grow in length from 46 to 64ft. J. Sharra, drainage plan? He will design the lot so water runs to back of property away from everyone except cemetery which is quite above this property.

J. Sharra, what of water & sewer? They are at the lot.

J. Sharra confirms with Rick. Rick says there is not a stub to that lot. He says he explained this to Mark and the Realtor. Rick has gotten estimates from Lawrence for the work. He says the board needs to talk of sprinklers. Jason is actually purchasing part of 2 lots and that creating confusion of location of stubs. It appears a BLA will need to be done.

Mark Tigan explains the permitting that needs to be done.

H. Stephens confirms that Rick is saying there is not a lateral on the lot Jason wants.

J. Rhodes suggests continuing the hearing so the BLA can be done and more info on the laterals can be had.

R. Pratt says the board could approve conditionally.

C. Ebbighausen says he does not have enough information to render a decision. He is not even sure on the location of the building. J. Sharra and K. Scoville agree. The LUA says the board needs to see and approve a BLA or subdivision to finish this application.

Chief Kellom requests engineered plans for the scope of work. He needs to know whether or not sprinklers are needed.

The LUA asks the board if they need any other info from Jason? It would be helpful to him to have all the board's questions now so when he comes back things can be finalized.

R. Pratt confirms with the Chief that he wants engineered plans prior to a building permit. He wants info on the painting ventilation, sprinkler system, NFPA and fire alarms. Yes.

The LUA informs all that best case scenario the board can hear the BLA or subdivision is 10/17/22.

J. Rhodes moves to continue the hearing to 10/17/22 at 7pm, R. Pratt seconds. The vote is 7 yes.

Sixth order of business: The board is asked if they want to have SWRPC apply for them for Invest NH Housing Planning & Zoning grant. This is to reevaluate our regs and make recommendations for improvements. Three other town is CC will be involved. The board discusses. The LUA has a letter for the Chair to sign to apply for this grant to update our regs for free. J. Rhodes asks what towns. The LUA believe it Winchester, Troy and Hinsdale. She doesn't know the 4th. J. Rhodes says they are all the poorest town in the county and thinks they are being targeted because of that. Mark Tigan spoke of being careful about low income housing since Winchester has its fair share. But he is in support of Winchester getting this grant. R. Pratt and J. Rhodes do not agree with this grant and working on housing opportunities. **H. Stephens moves to send the commitment letter from the Planning Board to apply for the grant, J. Sharra seconds. The vote was 4-2-1. Motion passes.**

The next meeting is 10/3/22, work session.

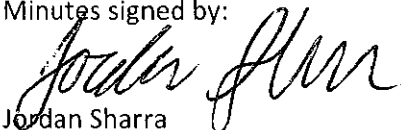
H. Stephens moves to adjourn, J. Sharra seconds. The vote is 7 yes.

Minutes respectfully submitted by:

Margaret Sharra, LUA

Minutes approved by the board on: !

Minutes signed by:



Jordan Sharra
V. Chairman