

Town of Winchester  
Planning Board

Minutes  
1-16-23

Meeting opened: 7:00 pm

Members present: Dean Beaman (Chair), Jordan Sharra (V. Chair) Jenny Rhodes, Colby Ebbighausen, Herb Stephens (SR). Rich Pratt was an active member by phone, and Robert Browne was a sitting alternate. Gus Ruth, an alternate, was present. Margaret Sharra, LUA.

Public: Ben Kilanski, Todd & Kelli Kilanski, Rick Horton, & Dylan Eastman.

First order of business: J. Rhodes asks if it is ok that R. Pratt participates by Phone. The LUA reads 91-A:2,, III, a which states: a member may participate in a meeting other than by physical attendance. The board reviews the minutes of 1-2-23 for approval. **J. Rhodes moves to approve, J. Sharra seconds. The vote is 6 yes.**

Second order of business: Public hearing on zoning amendments. **J. Sharra moves to open the hearing, H. Stephens seconds. The vote is 7 yes.** The board will only be discussing the two changes from the last meeting. First- to eliminate the gallonage from the Breweries, wineries, cideries, distilleries definition. Todd Kilanski confirms tonight is only to discuss breweries and PRD. Yes. Ben Kilanski confirms the reason for the definition, whereas to allow them permitted in certain districts. Dylan Eastman asks about other beverages. The LUA explains the definition is for alcoholic and nonalcoholic. These changes are baby steps to make things better but may not be all beverages. Rick Horton asks about aligning the changes with the state licensing. He speaks of future bills in the house. The LUA again explains this is baby steps and the board is looking at the zoning aspect only- to determine if such usage is compatible in an area.

Second PRD- The LUA respectfully asks the board to support the change of setback to 75ft and to send this to the voters. She explains the need for housing in the state and that the existing PRD is there, but it requires larger lots. By increasing the density, requiring smaller homes, limiting occupancy, and limiting the number of units per year, it will help the need for workforce housing to assist young professionals and seniors. The state is actively looking at ways to address the need for housing. Todd Kilanski is concerned about bringing more kids into town and he thinks our taxes will go up. There is a question on low-income housing. This is not low-income housing. The board can have some control over this. The changes in the regs state a 75% market rate. Anyone now can rent to section 8 persons. The board has no control over what private people do. **J. Sharra moves to close the hearing, H. Stephens seconds. The vote is 7 yes. 7:35pm.**

**J. Sharra moves to place amendment #3 regarding breweries, etc to the ballot, J. Rhodes seconds. The vote is 7 yes.**

**J. Sharra moves to place amendment #11 regarding the PRD on the ballot, C. Ebbighausen seconds.**


**The discussion- J. Rhodes opposes most notably because of lack of PD. The vote was 4 yes and 3 no. The motion passes.**

Other business: The LUA asks about recording live meetings. The board didn't say much.

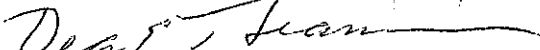
The LUA asks the board if a new laundry mat at an old sign stop needs SPR. No., The board did ask that the person work with the building inspector regarding number of washers, water, sewer, and all other necessary information.

**D. Beaman makes a motion to adjourn the meeting, H. Stephens seconds, all in favor.**

**Meeting adjourned at 7:50pm**

Minutes respectfully submitted by Margaret Sharra, LUA 

Minutes approved by board on 3/10/23



Minutes signed by Dean Beaman Chairman