

Town of Winchester
Planning Board
Minutes
10-19-20

Meeting opened: 7:00pm.

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

Public: None

Work session:

- 1) The board reviews proposed updates to the subdivision/BLA application. **J. Sharra moves to approve, J. Rhodes seconds. The vote is 6 yes.**
- 2) The board re-reviews the proposed updates to the SPR Regulation, V, Scope of review. They agree with the verbiage but will delete #6 regarding gatherings. **J. Rhodes, so moves, M. Doherty seconds. The vote is 6 yes.** There will be a public hearing held on this at a future meeting.
- 3) The board reviews some suggestions for zoning amendments.
There is a lengthy discussion on what is a medical facility and a laboratory. It is agreed to have laboratory as a separate line.

They review the many definitions proposed, most relating to commercial businesses, and will come to the next meeting prepared to finalize them. The board agrees to a definition for a group home if it is clear it does not include transitional living.

Aquifer Protection district. After much discussion the members are looking at making the impervious surface less restrictive. They are considering making the commercial district exempt from the APD. (J. Sharra left 8pm)


There was also a discussion on the density requirements for multifamily and duplex properties. Instead of large lots with permitting multiple bedrooms, it is proposed to permit smaller lots with less bedrooms. This may help young professionals and the elderly find good affordable housing. J. Rhodes initially was concerned about the density of families. That is a problem in town. Also she is concerned about burdening the school.

Other business: The next meeting on 11/2 will have a BLA, a two lot subdivision and an update from Mitchell Materials on their EE permit.

Minutes: **M. Doherty moves to approve the minutes of 10/5/20, G. Ruth seconds. The vote is 5 yes.**

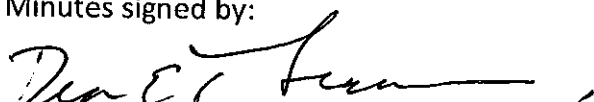
M. Doherty moves to adjourn, G. Ruth seconds. The vote is 5 yes. 8:45pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 11/2/20

Minutes signed by:


Dean Beaman, Chair