

Town of Winchester
Planning Board
Minutes
10-3-22

Meeting opened: 7:00pm.

Members present: Rich Pratt, Jenny Rhodes, Dean Beaman (Chair), Jordan Sharra (V. Chair) and Colby Ebbighausen. Gus Ruth and Robert Browne are alternates present. Margaret Sharra is the Land Use Administrator. Herb Stephens arrived 7:10pm.

First order of business: The Chairman sits Gus Ruth as an acting member since Kathryn Scoville is absent. J. Rhodes asks why Robert wasn't chosen; Gus is chosen more often. The Chairman says it's his decision and this time he chooses Gus. Robert has sat as an acting member in the past. R. Pratt wants to discuss it. The Chairman does not. Rich Pratt, Jenny Rhodes and Robert Browne left the meeting. Robert returns to the meeting. The Chairman sits Robert Browne as an acting alternate to replace either Jenny or Richie..

Second order of business: Work session: The LUA reviews with the board updates to the Land Use Laws. The changes relate to HB 1661. This includes a discussion on training options and an optional test for members from OPD. The board is asked to take it home and take the test. The most discussed was section 73, written findings. It is imperative that Land Use Boards not only give written findings for denials they also must clearly state the reasons for approvals. Section 77 relates to posting of bonds for appeals and where a judge now may permit legal costs be assessed to the appealing party and if negligence is found on the boards part, legal costs could be assessed. Discussion on religious permitting.

The board discussion housing again. The Chair and LUA have prepared a Cottage Housing Ordinance for the board to review. Members are to review it and bring comments to the next meeting.

The next meeting on the 17th will also have the continuation of Jason Cardinale public hearing, the WEDC boundary line adjustment and a site plan app from Todd Kilanski.

Third order of business: The board discusses a request from Mitchell Materials regarding the placement of a 30,000 gallon tank for liquid natural gas to run the asphalt plant.

The Chair is in receipt of Kathryn Scoville resignation effective immediately. R Browne asks to discuss this. He says when he ran last year, he got 160 votes? And feels he should be put in as a regular member whereas Gus didn't run. The Chair prefers Gus because of his experience. J. Sharra suggests this discussion is postponed until the next meeting when there is a full board. The board agrees.

Fourth order of business: The board reviews the minutes of 9/19/22 for approval. **J. Sharra moves to approve with one change, C. Ebbighausen seconds. The vote is 5 yes and 1 abstain.**

J. Sharra moves to adjourn, C Ebbighausen seconds. The vote is 6 yes.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 10/17/22

Minutes signed by:

Dean Beaman, Chair

