

Town of Winchester
Planning Board
Minutes
11-2-20

Meeting opened: 7:00pm.

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

Public: Mr. Farris, Jacqui Beaman with a rep from Mitchell Materials and Geo Insight, Robert Sillman, and one other. Wendy Pelletier arrived 7:15pm.

First order of business: The board reviews the minutes of 10-19-20 for approval. **M. Doherty moves to approve, J. Rhodes seconds. The vote is 5 yes.**

Second order of business: The board consults with Mr. Farris regarding turning "Deano's" into a 3 unit apartment. He owns the big gray apartment building next door. There are 9 parking spaces or less if the board wanted to incorporate recreation area. He would construct 2 one bedroom and 1 two bedroom unit and put in paving, new siding and roofing. All to improve the look of the building. He is here to hear what the board's thoughts are for more housing downtown. He has read the town's Master Plan where he found the plan talks of working toward tighter density downtown area. Is that still the town's plan? He is well aware he needs a couple of variances for lot size, and recreation area. Members said little, but commented the place is an eyesore and best use could just be a parking lot. He is looking for input on the pros and cons of his thoughts. He was approached to buy it. He says there has been very little interest in the property as a restaurant or any type of business in the last 5 years. What would the board like to see? He could make it a single family by right. He thanks the board for their time. He is going to think about it and will contact the LUA if he applies for a variance.

Third order of business: The board reviews an application for a 2 lot subdivision submitted by Wendy Pelletier for Malorie Paine and Andrew Symington for property at 310 Back Ashuelot Road, map 7 lot 28. The LUA notes all postings and mailing were done and returned. There is also a letter of representation. There is a driveway permit that needs to be signed by the Highway Super.

J. Sharra moves to accept the application as complete and move into a public hearing, M. Doherty seconds. The vote is 5 yes.

Wendy presents the plan. The 47 acre lot will become 2 lots, one with the existing home on 1.52 acre and the remaining 45.48 acre will be vacant land and be sold. She will submit for State subdivision approval since the lot is less than 5 acres. She explains the remaining large lot is kind of steep and has wetlands in the front but can be built upon. It would need a wetlands permit to put a driveway in. She doesn't see a problem. There are no questions from the public.

J. Sharra moves to close the hearing, J. Rhodes seconds. The vote is 5 yes. 7:34pm.

D. Beaman moves to approve the subdivision of Malorie Paine and Andrew Symington for property at 310 Back Ashuelot Road subject to an approved driveway permit and State subdivision approval. J. Sharra seconds. The vote is 5 yes.

Fourth order of business: The board reviews an application for a boundary line adjustment submitted by Wendy Pelletier for Barbara & Perry Edson and Lee Gamache for property on Bolton Road, map 1 lots 37 & 28-1. The LUA notes all postings and mailing was done. She has a letter of representation from the Edson's but not Lee Gamache. Lee did receive a certified notice and it was returned. After discussion it

was decided to continue with the hearing but if it were to be approved make it subject to a letter of rep from Lee Gamache.

D. Beaman moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 5 yes. 7:37pm.

Wendy Pelletier present the plan. The Edsons plan to acquire 8 acres of land from the Gamache property. The end result is 21.83 acres for lot 37 (Edson) and 31.7 acre for lot 28-1 (Gamache). R. Pratt confirms there is road frontage for both lots; Gamache frontage on Staddle Hill Road and Edson on Bolton Road. There is no change in frontage, this is backland. There are no questions from the public.

J. Sharra moves to close the hearing, J. Rhodes seconds. The vote is 5 yes.

D. Beaman moves to approve the BLA for the Edson's and Gamache for map 1 lot 37 & 28-1 subject to a letter of rep and new deeds. J. Sharra seconds. The vote is 5 yes.

Fifth order of business: The board received an update on Mitchell Materials Earth Excavation permit. Every five years all gravel pits must submit an update to the board and then receive an Earth Excavation permit for 5 years. Jacqui Beaman presents the update info. Geo Insight presents the existing EE plan and the proposed one for the next 5 years. The board noted there is not much difference. The area outlined in red is the area to be excavated. NHDES approved the updated AoT permit and is no longer requiring testing of the wells. The last 5 years have shown there is no impact on the well water from blasting. Jacqui explains the difference between the supply wells and the monitoring wells. The supply wells are associated with excavation and the monitoring wells with the asphalt plant. D. Beaman asks if there have been any more complaints on the blasting as there were years ago. No. Seismographs are placed in the area and the meters have never a recorded problem. M. Doherty confirms the area of the deeper excavation.

J. Rhodes moves to accept this update and re-issue the EE permit for 5 years and remove all well testing requirements as the NHDES has done, M. Doherty seconds. The vote is 5 yes.

Sixth order of business: The board discusses density. The board is not prepared to discuss zoning amendments. They will have a work session at the next meeting.

J. Sharra moves to adjourn, J. Rhodes seconds. The vote is 5 yes. 8:15pm.

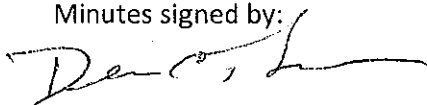
Minutes respectfully submitted:
Margaret Sharra



Minutes approved by the board on:

12/21/20

Minutes signed by:



Dean Beaman, Chair