

Town of Winchester
Planning Board
Minutes
12-9-19

Meeting opened: 7:00pm.

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Jordan Sharra, and Christy Davis. Dean Beaman is an acting alternate. Kim Carl & Herb Stephens were absent. Margaret Sharra is the Land Use Administrator.

Public: Rob Mitchell, Mike Coope, Becky Roy, Jacqui Beaman, Kevin Parsons, and John Lavin. *Gus Lorando*

First order of business: The board reviews the minutes of 11/4/19 for approval. **J. Rhodes moves to approve, G. Ruth seconds. The vote is 4 yes and 2 abstain.**

Second order of business: The board reviews an application for a boundary line adjustment submitted by Becky Roy for the Gary Beaman 2010 Revocable Trust relating to property on Snow Road, map 5, lots 112 & 112-1. This hearing was scheduled for last week but because of the snowstorm the meeting was postponed until today. A sign was posted on the door and Mike Doherty was at the townhall from 6:45-7:15 to see if anyone came. M. Doherty confirms no one came.

G. Ruth would like to see minor additions to the application; write in the zoning district and finish the checklist. Done. **D. Beaman moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 6 yes.**

Becky Roy presents the plan and explains the proposal. More land will be added to the Innovative lot and one of the small lots will be eliminated. The remaining land will stay in current use. There are no questions from the audience. The board confirms the new boundaries.

D. Beaman moves to close the public hearing, G. Ruth seconds. The vote is 6 yes. 7:12pm.

D. Beaman moves to approve the Boundary line adjustment subject to: Clarify on the plan the adjusted lines, new deeds and to correct comment #5 to Commercial. J. Sharra seconds. The vote is 6 yes.

Third order of business (Other): Mitchell Sand & Gravel is here informing the board they are selling their property and operations to All States Asphalt. They have submitted letters informing the board and in one letter they request to transfer the Earth Excavation Permit from MSG to All State upon transfer of property. The new All State company for this site will be Mitchell Materials, LLC. RSA 155-E:8 and the town EE regulations require consent of the Planning Board to transfer the permit. Kevin Parsons, Attorney for Mitchell, presents the request. He thanks the board for their work with MSG over the years and informs the board that All State is a family owned business from MA. All State will continue the business and expects an increase in employees. Rob Mitchell will stay on with the company. John Lavin for All State reiterates all will stay the same at the property including Jacqui. This is just a new owner. All State is expanding in New England. There will not be a concrete operation at the site. They are aware the bond for reclamation, \$60,000, will also be submitted and the EE permit is up for renewal next year. They will abide by the same conditions set forth by the board with the approvals for the EE & Asphalt operations.

J. Sharra moves to grant consent to transfer the EE permit from MSG to Mitchell Materials, LLC upon transfer of property which includes the bond for reclamation. J. Rhodes seconds the motion. The vote is 6 yes.

Fourth order of business: Zoning Amendments. The board is in receipt of our attorney's comments of zoning changes. He voiced his concern on permitting short term rentals to which our zoning presently does not permit them. Also voiced concerns on outside storage accessory to a business. The LUA thinks these proposals need more work and suggests table the changes for this year and work on them for next year. The board agrees.

Mike Coope discusses taxes and multifamily housing with the board. Suggest some of his questions should be asked to the BOS.

D. Beaman moves to adjourn, J. Sharra seconds. The vote is 6 yes.

Minutes respectfully submitted;
Margaret Sharra, LUA



Minutes approved by the board on: 1/6/20

Minutes signed by:



Mike Doherty, Chair