

Town of Winchester
Planning Board
Minutes
2-7-22

Meeting opened: 7:00pm

Members present: Rich Pratt, Gus Ruth, Jenny Rhodes, Dean Beaman (Chair), Lindseigh Picard (SR), and Jordan Sharra. Christy Davis is absent. Margaret Sharra is the Land Use Administrator.

Public: Dylan Eastman, Naomi Reish, Jason Cardinal, Robert Browne, Natalie Quevedo, Sara Pratt, Danny Black and Tina Hodgman.

First order: The board reviews the minutes of 1-3-22 for approval. **J. Sharra moves to approve, L. Picard seconds. The vote is 5 yes. 1 abstain (JR).**

Second order of business: The board reviews an application for site plan submitted by Dylan Eastman for property at 130 Main St. The proposal is to operate an ice cream shop, café and artesian place.

R. Pratt moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 6 yes.

The LUA notes that notices and posting were done. The only abutters are the town and the same owners. She also reads a letter of support for the project from the WEDC.

Dylan Eastman presents the request. These changes are all on the 1st floor, the upstairs will stay the 4 existing apartments that are being updated. It is expected to create 6-7 jobs. The hours asking for is 6am-10pm. He doesn't expect the place to open that many hours but wants the flexibility. This would be 7 days a week. The loading zone would be shared with 136 Main St. No large unloading is anticipated. The building takes up the entire lot, so there will be no changes to the property. He envisions people using the park. The backside will have an open porch with seating where the present overhang is. He has talked to Rick Meleski and he should be all set with water & sewer. There will be a small kitchen for making sandwiches and having ice cream. A grease trap won't be needed. There is plenty of public parking. D. Beaman asks if he has met with the Fire Chief in regard to what will be required for life safety. The LUA informs the board that both Rick and Barry were informed of this meeting. Dylan says when this comes to the building aspect of this project he will meet with Barry and the Building Inspector, and he is here tonight for the zoning aspect. The Chair explains while he doesn't disagree, the board makes sure that the applicant is aware that an approval contingent is upon further approvals. J. Rhodes asks what kind of food? Dylan responds sandwiches and food from a cooktop. There will be no oil or grease so a grease trap won't be needed. R. Pratt asks if there will be alcohol. Dylan responds no but then clarifies maybe beer and wine for events. After much discussion and the difference between liquor & beer/wine, the board understands what may be served. Natalie Quevedo plans to operate this shop and speaks to the board. There will be a small retail area for gifts, artists work, books, herbs and such. Will offer ice cream, pastries, and sandwiches. They plan to offer music and sometimes serve beer & wine. J. Rhodes confirms no there is grease trap and she says has concerns about beer and wine. She and R. Pratt express their opinions on past uses of some buildings on Main St. Natalie says this will be a low key atmosphere. L. Picard sees no problem. The board shouldn't base past problems with people on another application. G. Ruth has concerns with the crack in the SW corner of the building but no concerns with the application. There is no public comment.

J. Sharra moves to close the hearing, L. Picard seconds. The vote is 6 yes. J. Rhodes moves to approve, J. Sharra seconds. Discussion- The board is told trash is taken off site, there is no dumpster. Signage will be as written in the ordinance. Conditions are: Hours of operation 6am-10pm 7 days, Fire Chief to approve this operation, and obtain a beer/wine license from the state. The vote is 6 yes.

Third order of business: Other.


The board consults with Jason Cardinale who wants to sell used cars at his property on Keene Road. The past business was a used car dealer. He now sells trailers. He is not moving forward with his expansion. R. Pratt says the approval is already there for 30 cars. Jason wants to sell a few cars. His teenage son wants to tinker on cars and sell them. He says the 2-5K is the price range. No financing. No mechanics to work on vehicles. Board says he can sell cars. R. Pratt says the existing ok from the state to sell trailers is the same as cars. The LUA will sign the form for the state.

The LUA consults with the board on the Murray Trust property off Warwick Road. She shows the plan. Danny Black and Tina Hodgman review the plan also. The Trust has a buyer for the 300+ acres and they want to build a single family home. The property has frontage on the class VI portion of Curtis Road and also 2 easements off Warwick Road for access. The LUA asks if they are ok for the prospective buyer to use one of the easements as the driveway access to build a single family home. Similar to building on a class VI Road. The town has permitted this before. The board has no problem with building a single family home. Danny & Tina are also fine with a single family home. They suggest the easement near the house is the best access.

There is no other business at this time for next month. The next meeting will be March 21st. The board thanks Gus Ruth for his years of service on the board. He decided not to rerun this year. D. Beaman asks him to consider being an alternate.


J. Sharra moves to adjourn, L. Picard seconds. The vote is 6 yes. 8:10pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved on: 4/5/22

Minutes signed:


Dean Beaman, Chairman