

Town of Winchester
Planning Board
Minutes
3-1-21

Meeting opened: 7:00pm.

Members present: Mike Doherty (V. Chair), Gus Ruth, Dean Beaman (Chair), Herb Stephens (SR), Rich Pratt, and Christy Davis (alt). Jordan Sharra and Jenny Rhodes were absent.

Public: Rachel & Jason Duffy, Lorraine Joslyn, and Chris Steadman.

First order of business: The board reviews the minutes of 2-15-21 for approval. **G. moves to approve as written, M. Doherty seconds. The vote is 4 yes, and 1 abstain (HS).**

Second order of business: The board reviews an application for site plan review submitted by Rachel & Jason Duffy to construct and operate a diesel repair garage at 239 Hinsdale Road map 8, lot 2-1. The LUA confirms all notices were set and posted and the application appears in order. The application also shows where the owners plan to build a home on the lot.

R. Pratt moves to accept the application as complete and move into a public hearing, H. Stephens seconds. The vote is 5 yes.

Jason Duffy presents the application. He had submitted a plot plan showing the location of the garage, house, and storage trailers. It will be a 30x50 garage and a 30x50 house, both 1500sqft. The garage will be built first. The shop is a truck diesel shop but will not be exclusive to diesel. He explains the buffer of trees out front that will remain.

D. Beaman explains his concerns on repair garages. Winchester has a problem that they end up as junk yards. He also explains that hazardous materials will be handled in accordance with NHDES standards, and there will no be floor drains. He then speaks of building codes. Mr. Duffy says the building will be a metal Quonset hut. He shows a photo of one. Mr. Duffy will begin building soon. The pad is already in. There is a conversation about beginning construction without a permit. Rachel Duffy explains there was a mix up in communication. They had submitted the BP application and poured the pad. Then stopped to apply for site plan approval.

D. Beaman asks about power. Mr. Duffy said it will be by generator and solar. Power is not available on this area of road. He explains a good portion of his work is service calls and he has a service truck for that.

The LUA reads the standards of site plan review for the board to consider. Some standards would not be applicable.

(C. Davis arrives 7:15pm)

D. Beaman informs the Duffy's there is no outside storage of parts or junk vehicles. All work is to be performed inside. G. Ruth would like to see a limit on the number of vehicles that are unregistered. Zoning only permits 1 unregistered/uninspected motor vehicles. The LUA asks M. Doherty if he recalls from a recent ZBA meeting the discussion on limiting the length of time customer vehicles can be there. Mr. Duffy will keep parts in box trailer storage containers, and large items like rear ends under the trailers. His plows will be kept behind the building.

H. Stephens asks about a sign. Permission will need to be obtained from the state. No one knows the ROW width there. Rachel will contact the state.

D. Beaman asks if the driveway will be gated. Yes.

D. Beaman asks about the porta potties on site. These potties were left by the previous owner. Mr. Duffy has an agreement with the previous owner that the potties would stay. He explains that many of the potties have been removed.

Mr. Duffy confirms there are about 25 porta potties left and there are presently about 5 vehicles on site. There are no other questions from the board or public.

R. Pratt moves to close the hearing, H. Stephens seconds. The vote is 6 yes. 7:30

The board discusses the number of parking spaces. The plan shows 10 spaces. Mr. Duffy states there will also be two for the house and he also has vehicles for the business that will be parked there. There is also discussion on lighting.

It was decided it was best to reopen the hearing since there were more questions and no one had left the meeting.

R. Pratt moves to reopen the hearing, C. Davis seconds. The vote is 6 yes. 7:35pm.

The board continues discussion with Mr. Duffy on the number of vehicles that will be there. The final tally is 8 personal vehicles, including work business vehicles and 6 customer spots. All for a total of 14. D. Beaman wants to make sure the garage is built to code.

Mr. Duffy states the generator is 55kw and is fueled by propane. The LUA informs the Chairman, this is part of the building permit in which the electrical and mechanical services are done by NH licensed people. The LUA informs the board that they need to decide if they approve of this commercial shop being operated by a generator and septic is served by a porta potty. Mr. Duffy plans to get a design for a septic system in the spring for the house and garage to share and maybe put a well in. Water in the meantime will be bottled. D. Beaman questions about emissions for the generator. R. Pratt also questions the noise from one.

Hours of operation asked for was 9-5 M-F and half day on Saturday. D. Beaman suggest 7am-6pm 7 days a week.

There are no other questions. **M. Doherty moves to close the public hearing, H. Stephens seconds. The vote is 6 yes.**

D. Beaman wonders when the stockpile of porta-potties will be removed. Mr. Duffy said the previous owner has removed many of them and about 25 remain. He has an agreement with Mr. Gray that he would store the porta potties there. Rachel Duffy says they need to speak with Mr. Gray and work on getting them removed. R. Pratt has concerns that by the board allowing the potties there creates a violation of the ordinance. The board thinks this discussion should be continued for 2 weeks for Mr. Duffy to come back with information on removing the potties. Mr. Duffy comments something about a third storage trailer. The LUA reminds the board if they want to continue the hearing for 2 weeks they will need to reopen it again. No one has left. **D. Beaman moves to reopen the hearing, H. Stephens seconds. The vote is 6 yes. 8:04pm.**

Mr. Duffy asks if he can keep 10 and have the rest removed by the end of summer. The board is still not satisfied. D. Beaman asks about the third storage trailer. He is concerned on the location of it and also does not want the place to be junky.

Mr. Duffy commits to having all porta potties gone by Labor Day.

R. Pratt moves to close the hearing, C. Davis seconds. 8:15pm.

Chris Steadman, abutter, asks the board to be very clear on outside storage and asks if the porta potty storage an actual easement on the property? He asks the board to check on it.

Mr. Duffy says it is a verbal agreement and not in writing.

D. Beaman lists off conditions of approval: The garage shall be built to code, including the slab, total of 14 parking spaces which 8 are for the owner and 6 customers, all lighting will be down cast, 1 porta potty will be for the garage use, 3 storage trailers are permitted, all scrap will be put in the dumpster and removed, all porta potties stored there shall be removed by Labor Day, no floor drains, a single family home will be permitted in the future, signage approved by the state, no outside storage of any parts, equipment, junk or debris, and at R. Pratt's suggestion the Fire Chief will approve the driveway and turnaround.


Prior to the Chairman asking for a motion, he is reminded there is a motion to close the hearing that had not been voted on. **That vote is 6 yes.**


R. Pratt makes a motion to approve the site plan for the repair garage at 239 Hinsdale Road subject to the conditions listed by the Chairman. C. Davis seconds. The vote is 6 yes.

Third order of business: It is announced that there will be three hearing on April 5th. Two site plans and one subdivision. Then there is one application right now on the 19th for site plan. There are no further applications this month.

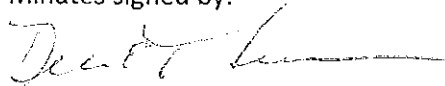
H. Stephens moves to adjourn, R. Pratt seconds. The vote is 6 yes.

Minutes respectfully submitted by:

Margaret Sharra, LUA 

Minutes approved by the board on: 

Minutes signed by:



Dean Beaman, Chairman