

Town of Winchester
Planning Board
Minutes
3-21-22

Meeting opened: 7:00pm.

Members present: Jordan Sharra, Kathryn Kelly Scoville, Dean Beaman, Herb Stephens(SR), Colby Ebbighausen and Rich Pratt. Jenny Rhodes is absent. Margaret Sharra is the Land Use Administrator.
Public: Robert Browne.

First order of business: The board are set to review the minutes of 2-7-22 for approval but realize there is not a quorum of members present from that meeting.

Second order of business: The board welcomes new members Colby and Kathryn. They have both been sworn in. All members got copies of the new Land Use books, updated zoning ordinance and the new OSI manual. They are also informed of upcoming training classes. The new members received binders of all regulations, ordinances, and Master Plan.

D. Beaman asks the board about choosing Chairman and V. Chairman. R. Pratt & H. Stephens suggests waiting to the next meeting when Jenny Rhodes is present. The board discusses and Kathryn has no problem in deciding tonight and suggests D. Beaman. **J. Sharra moves to nominate D. Beaman as Chairman, K. Scoville seconds. The vote is 6 yes. D. Beaman moves to nominate J. Sharra as V. Chair, C. Ebbighausen seconds. The vote is 6 yes.**

Robert Browne is here tonight and requests to be an alternate. He has submitted a Volunteer Interest form. The board accepts his interest. **R. Pratt moves to approve, J. Sharra seconds. The vote is 6 yes.** The LUA says she expects two more Volunteer Interest forms from Christy Davis and Gus Ruth, both spoke of their interest.

The board holds an informal discussion on Site Plan Review. They board looks at the plans submitted by Marshall Royce for an application to be held at the next meeting, April 4th. The proposal is to construct and operate a gas station/convenience store on the far end of Manning Hill. The Board explains to new members all the different parts of the plan, including size of lot and building. There is discussion on how a hearing operates and when to ask questions, asking for more information, listening to public comments, not discussing the project out of a meeting, and denials and approvals with conditions such as DES. R. Pratt & H. Stephens brings home plans to review.

The LUA updates the board on the change of ownership/liquor license for the Distillery, Rich Pratt buying the diner and obtaining a liquor license and that Plumb Pak will erect a new fence or place shrubbery as a barrier with nieghbors.

J. Sharra moves to adjourn, H. Stephens seconds. The vote is 6 yes.

Minutes Respectfully submitted:
Margaret Sharra, LUA

Minutes approved on:

Minutes signed by:

Dean Beaman, Chair

MSJ
4/5/22

Dean Beaman