

Town of Winchester
Planning Board
Minutes
5-17-21

Meeting opened: 7:00pm.

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

Public: none.

First order of business: The board review the minutes of 4-5-21 for approval. **J. Sharra moves to approve, J. Rhodes seconds. The vote is 6 yes.**

Second order of business: Other. The LUA reads a letter to the board from the Selectmen. It states they will be working with the Code Enforcement Officer to address more junk yards in town.

The Selectmen sent a letter requesting the PB to approve the donation of land at 397 Back Ashuelot Road to the Historical Society. The lot is tiny and unbuildable and abuts the Historical Society. The Historical Society could use more land for parking. **H. Stephens moves to approve the donation, G. Ruth seconds. The vote is 6 yes.**

The water department/BOS are looking to install a new water tank next to the existing tank off Michigan Street. The LUA explains about the water infrastructure improvements that are occurring. The town has looked at other sites along Richmond Road to place the new tank but have run into problems. The town owns the property. She shows a map. The question to the board is whether the town needs to come before the board for site plan review. R. Pratt informs the board municipalities are exempt from zoning and many other statutes. **J. Sharra moves this request does not require site plan approval from the board. There is not a second.** G. Ruth has questions regarding the placement of the tank. Which lot? (it will be placed right next to the existing tank on the same lot). Does the Conservation Commission own the lot? Why isn't the tank going on Hawkins Road? Is it surveyed? There's a 10" existing water line where 12 "is needed. It is suggested he ask Karey, the Selectmen or Rick Meleski. R. Pratt thinks to save time, just require a site plan. J. Rhodes is concerned that some people will think the board did this too quick. The LUA suggests tabling this discussion until the next meeting. **H. Stephens moves to table this until the next meeting, J. Rhodes seconds. The vote is 6 yes.**

It is noted the residents did vote to remove the Commercial District from the APD.

The Boisvert subdivision plans were signed. Approval from w/s was had and there was not an appeal.

J. Sharra moves to adjourn, J. Rhodes seconds. The vote is 6 yes. 7:20pm.

Minutes respectfully submitted:

Margaret Sharra, LUA

Minutes approved by the board on: *6/2/21*

Minutes signed by: *[Signature]*

Mike Doherty, V. Chair

[Signature]