

Town of Winchester
Planning Board
Minutes
5-18-20

Meeting opened: 5:00pm. (outside)

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Dean Beaman, Richard Pratt, Herb Stephens (SR), and Jordan Sharra. Margaret Sharra is the LUA.

Public: Trish Hopkins & ?, Richard Drew (5:30), Stacy of Monadnock Conservancy, and Anthony Gobbi for GIGI's.

First order of business: The board reviews the minutes of 3/4/20 for approval.

J. Rhodes moves to approve, J. Sharra seconds. The vote is 6 yes and 1 abstain.

Second order of business: Election of officers. J. Rhodes recommends changing up the Chair and V. Chair some. She thinks all members should have a chance of being Chair. The board also welcomes the new member Richard Pratt.

J. Rhodes moves to nominate D. Beaman as Chair, M. Doherty seconds. The vote is 7 yes.

H. Stephens moves to nominate M. Doherty as V. Chair, G. Ruth seconds. The vote is 7 yes.

J. Sharra moves to appoint Christy Davis as an alternate, M. Doherty seconds. The vote is 7 yes.

Third order of business: The board reviews a Lot Merger request from Malcom & Sharon Phelps for property at map 26 lots 99 & 100. The respective properties are .08 acre with a house and, .18 acre with a shed. **H. Stephens moves to approve, M. Doherty seconds. The vote is 7 yes.**

Fourth order of business: 5:10pm. The board reviews an application for a two lot subdivision submitted by Richard Drew for the United Church of Winchester. The property is located on Main Street map 26 lot 14. All notices were sent and posted. **J. Sharra moves to accept the application as complete and move into a public hearing, D. Beaman seconds. The vote is 7 yes.**

Richard Drew is not present so the LUA shows the plan and explains the lots meet the zoning requirement in the Central Business District. Both lots have town water & sewer. The parsonage will become a separate lot on .56 acre and the church will have 1.04 acres. R. Pratt asks about taxation when the property is sold is there a penalty since they have been exempt from taxation. The LUA will ask, but it is not an issue for the board. There are no questions from the public.

M. Doherty moves to close the public hearing, J. Sharra seconds. The vote is 7 yes. 5:16pm.

J. Sharra moves to approve the subdivision of map 26, lot 14 subject to two new deeds, M. Doherty seconds. The vote is 7 yes. Maps are signed

Fifth order of business: The LUA informs the board of the Administrative decisions the Chairman made as set by past decisions. The Northfield Drive-In is temporarily being permitted to hold graduations in order to assist the public during the pandemic. Stateline Fireworks will temporarily place a storage container on their lot directly across the street from the store so pre ordered fireworks may be picked up from there. The Rustic Table will temporarily offer outside dining. The Outlaw Brewing Co. can temporarily increase their outdoor gathering area to meet social distancing requirements. If any of these businesses want to continue this use they will need to apply for site plan approval after the government restrictions are lifted. SS Bakers will be adding a 10x20 built in cooler to their building permit. The board agrees with these decisions.

Sixth order of business: 5:30pm. The board reviews an application for a boundary line adjustment submitted by Gus & Irene Ruth for property on Jantti Road map 15 lots 1 & 2-1. All notices were done and certified letters sent to abutters. Gus Ruth recused himself from the board.

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

Gus Ruth presents the plan to the board. Lot 2-1 is .34 acre and a small building lot. Gus proposes to add land from his abutting 124 acre lot to this lot to have a total of 11.2 acres. There is 190' frontage on the class V portion of Jantti Road. The large lot has 810' on the class VI. D. Beaman asks why the existing lot frontage didn't increase. It is a legal non-conforming use. The lot sized increased but the frontage didn't have to. There are no questions from the public. **H. Stephens moves to close the hearing, J. Sharra seconds. The vote is 6 yes. J. Rhodes moves to approve the boundary line adjustment for map 15 lots 1 & 2-1 subject to new deeds, H. Stephens seconds. The vote is 6 yes.** Maps are signed.

Seventh order of business: 5:45pm. G. Ruth is back on the board. The board reviews an application for a boundary line adjustment submitted by the Monadnock Conservancy (MC) for Winchester Learning Center and Lester & Brenda Greenwood for property on Keene Road, map 30 lots 24 & 25. **H. Stephens moves to accept the application as complete and move into a public hearing, M. Doherty seconds. The vote is 7 yes.**

Stacy from MC presents the application. The adjustment of land is so the WLC will gain additional land so all their lots in this area abut. They planning a nature trail for this area. They have been working on this project for about a year. There will be a parking area on Lawrence Street and some of the trail will be handicap accessible. The trail will be less than a 2 mile loop. The new lots meet the requirements of zoning in the CBD. The Greenwood lot would become 1.06 acre with a home and town w/s, the additional land will be added onto a vacant lot owned by the WLC. R. Pratt expressed concern about the trail being open to the public. It could impact the area. Trish Hopkins, abutter, expressed concern about trash being left and if this would impact the drainage even more on her property. She states when the WLC was built it created more wetlands on her lot. She asks for better drainage. D. Beaman see on the plan that a new catch basin will be put in. D. Beaman reminds the board the application is just for a BLA. Does the board think the MC will have to come back to the board for the trail approval? The LUA will look into it and report back. R. Pratt asks who has the liability? Stacy replies the WLC does. R. Pratt want to make sure they are good neighbors. Stacy said there will be a boardwalk across the wetlands that will not go onto Trish's land. The board discusses if this proposal is a park or trail and how it should be addressed. There are no other questions from the public.

J. Sharra moves to close the public hearing, M. Doherty seconds. The vote is 7 yes.

R. Pratt moves to approve the BLA for map 30 lots 24 & 25, subject to new deeds, and for further discussion on the trail/park and the drainage issue. J. Sharra seconds. The vote is 7 yes. Stacy said she knew there would be another step for the trail.

Eighth order of business: 6:18pm. The board reviews an application for site plan submitted by GiGI's Realty for automotive repair. All notices were done and certified letter sent. **J. Rhodes moves to accept the application as complete and move into a hearing, J. Sharra seconds. The vote is 7 yes.**

Anthony Gobbi, owner, presents his request. The LUA reads to the board the history of this property. The previous owner received site approval for cars sales and operation of a repair garage ONLY for the cars he was selling. D. Beaman explains how the town does not permit junk yards. The previous approval clearly stated no outside dismantling of vehicles, no outside storage of parts and a max of 40 cars for sale. D. Beaman asks if there are floor drains. Anthony replies it is plugged with wood. It should be filled in with concrete. It is made clear all cars for sale must be inspectable. R. Pratt confirms there is two

entities there; a car dealership and an auto repair garage. The LUA states it does not matter whether the owner or a renter operates the business (zoning), the application goes with the property.

D. Beaman and J. Rhodes talk about the hours of operation of M-S 7am-6pm and Sunday 8-2. J. Rhodes thinks those hours are good, mechanics work many hours. If any additional lighting is added it must be down lighting. Signage is existing. Anthony is not clear on what he needs because the tenant he had lined up may not be doing it now. Anthony needs the approval so he or someone else can do it because he is struggling and things are not working as he had planned. The board informs him he will need to abide by NHDES regulations and get approval from the state for auto sales. Waste oil will be brought off site. The previous approval for car sales is for 40 inspectable cars. The board thinks that is too many. There are no questions from the public.

D. Beaman lists off conditions for an approval: max 30 inspectable/saleable cars, plug the drain in the garage, no outside storage of parts/debris, no dismantling of vehicles outside, hrs are M-S 7am-6pm, Sunday 8am-2pm, downlighting used and abide by all state rules.

J. Sharra moves to close the hearing, G. Ruth seconds. The vote is 7 yes.

J. Rhodes so moves to approve the site plan application of GiGi's, G. Ruth seconds. The vote is 7 yes.

Next meeting will be 6/1/20 at 7pm and there will be 2 boundary line adjustment applications.

J. Sharra moves to adjourn, G. Ruth seconds. The vote is 7 yes. 6:50pm.

Minutes respectfully submitted:

Margaret Sharra, LUA

Minutes approved by the board on:

Minutes signed by:

Dean Beaman, Chairman

