

Town of Winchester
Planning Board
Minutes
7-19-21

Meeting opened: 7:00pm.

Members present: Gus Ruth (V. Chair), Dean Beaman (Chair), Jenny Rhodes, Lindseigh Picard (SR), and Jordan Sharra. Rich Pratt & Mike Doherty are absent. Margaret Sharra is the Land Use Administrator. Public: The Gurnseys, The Gurneys, Marshall Royce and his engineer from GPI.

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

Second order of business: The board is scheduled to continue the hearing on the boundary line adjustment of Duplisea/ Gurney. **J. Sharra moves to continue the hearing on the boundary line adjustment for Duplisea and Gurney for property on Old Chesterfield Road map 8 lots 53-1-2 & 53-1-3. L. Picard seconds. The vote is 5 yes.**

Bruce Gurnsey presents the application. They propose to adjust the boundary by .13 acre to add onto Duplisea land. The Duplisea's want to construct a garage and need this land to meet setbacks. There are no questions from the public.

J. Sharra moves to close the hearing, J. Rhodes seconds. The vote is 5 yes. 7:08pm.

J. Sharra moves to approve the BLA subject to new deeds, G. Ruth seconds. The LUA confirms there is not a mortgage on the Gurney property. The vote is 5 yes.

Third order of business: Marshall Royce and his engineer from GPI are here to consult with the board about his plans to construct and operate a gas station, convenience store and restaurant at 860 Manning Hill Road. He presents a conceptual plan. This consultation is non-binding. The building would be about 11,000 sqft, five islands for gasoline and one for diesel. There will be a well and septic installed. The engineer showed the setbacks for water and septic on the plan and states NHDES will do those approvals. D. Beaman confirms the setbacks. The engineer explains that because of other private wells in the area, gas piping will be triple walled not just the usual double wall. They may offer to drill a well for the neighbor to the south in a new location. Will they need approval from MA for the well radiuses from the wells? He doesn't know but will look into it.

D. Beaman asks if they have been in conversation with NHDOT for the curb cuts. Yes, the state has asked for a traffic study. They are in the process of getting the information the state needs.

Marshall Royce explains there really will not be a restaurant, something more like Cumberland Farms.

D. Beaman asks about plans for the building, the architecture. Marshall shows the board a picture on his phone. He would like to build something like it. Something modern country. He will send it to the LUA so it is part of the record. He did say, this design was preliminary.

G. Ruth asks about the yield on the well. They don't know yet. They explain a facility like this is about 3,000 gallons per day, which is 2-3 gallons per min.

J. Rhodes asks what is happen to the existing Cha's building? Marshall doesn't know yet. He may keep stores on both sides of the road. He now has customers of 750-1000 per day, or one every 85 sec.

L. Picard asks what else could it be? He not sure. There are restrictions with his cigarette license. He may not be able to transfer it to the new store without impact on prices.

L. Picard asks the timeframe of this venture. It is a year out to get the gas tanks because of all the delays in products.

The board wants to be assured there is enough parking for the employees. Yes.

An AoT permit from NHDES will be needed and maybe a detention pond. There is no drive thru. J. Sharra asks if this will be open 24hrs? No, probably to 10pm. Gas can be 24/7 with cards. Signage is in the Zoning Ordinance. They ask about signage on the canopies. The LUA has always interpreted lettering on the canopies as not signage because it is always on the canopies. Does the board agree? Yes.

They ask the board if they see any concerns. No, not at this time. They will be back with an application.

Fourth order of business: Other business. The LUA informs the board that Mitchell Materials has contacted NHDES about placing multiple fuel tanks on this site. They have also met with the Ashuelot River Advisory Committee. They will need a variance from the ZBA because it is in the Aquifer Protection District.

The LUA informs the board about a proposed solar array on the Winchester Sand & Gravel property. She is working with them on the timing for reclamation.

She asks the board to think about any zoning changes they might like to see. Do they have any ideas? She asks the board to consider the housing shortage in the state and this area. Would they consider addressing it? What about cottage style housing? 1 & 2 bedroom units for young professionals and the elderly in a planned development. Maybe a floating zone? She is not asking to change density overall. She asks the board to review the PRD and also just look over the ordinance to see if something needs to be changed. L. Picard agrees the housing shortage should be discussed. D. Beaman would like to see the old plan of something like this that was proposed years ago. The LUA will look for it.

The board decided to have a work session at their next meeting on 8/2/21.

J. Sharra moves to adjourn, L. Picard seconds. The vote is 5 yes. 8:15pm.


Minutes respectfully submitted:

Margaret Sharra, LUA

Minutes approved by the board on:

8/2/21

Minutes signed by:


Dean Beaman, Chairman