

Town of Winchester
Planning Board
Minutes
8-15-22

Meeting opened: 7:00pm.

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

Public: Charlie Lawrence, The Waldschmidts, and Jody Bonin.

First order of business: The Chairman sits both alternates as acting members. The board reviews the minutes of 7-18-22 for approval. **J. Rhodes moves to approve, R. Pratt seconds. The vote is 5 yes and 1 abstain.**

Second order of business: The board reviews an application for a 3 lot subdivision submitted by Charlie Lawrence for Waldschmidts, Inc relating to property on Old Spofford Road, map 11 lot 22-2. The LUA confirms all notices were done and posted. The application appears to be in order.

R. Pratt moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 7 yes. The LUA informs the board of the history of other Waldschmidt property on Old Spofford Road. Because of the sharp narrow corner on this road, all Waldschmidt lots are past this section of road, there has been concerns in the past granting subdivision. Re: "scattered and premature". A subdivision 3 years ago was granted which included the Waldschmidts donating land and clearing it to the town for future road work. The Waldschmidts were granted an approval for subdivision with a condition of no BP's for 5 years or until the road is widened, which ever comes first. This application is for different property but is located past the sharp curve and the town has not begun work on improvements. H. Stephens thinks the town needs to act and begin work. R. Pratt wants to be fair and make sure if there are requirements of Waldschmidts there needs to be the same for others. The LUA explains right now any land up there can get a BP, what's in discussion is subdivision. R. Pratt recalls a moratorium. J. Rhodes asks about impact fees. The LUA says the board could add a fee onto building permits issued that are in this section.

Charlie Lawrence presents the application. This is subject to State subdivision approval. There are approved driveway permits. J. Sharra asks about an easement. The easement details are on the plan. One of the two driveways crosses another lot. R. Pratt asks if the Waldschmidts intend to build soon. No, they are putting their estate in order. There are no questions from the public.

J. Rhodes moves to close the hearing, G. Ruth seconds. The vote is 7 yes. 7:29pm.

G. Ruth confirms there will be a recorded easement. R. Pratt is concerned the town hasn't done any work up there and wants to be fair. J. Sharra suggests approving but with no BP's for 2 years to match the date of the previous subdivision that will be ready to build in 2024. Members question about future subdivisions on the road. J. Sharra thinks it's important for the board to always get the back history on applications. H. Stephens agrees with the two years.

J. Sharra moves to approve the Waldschmidt subdivision application of map 11 lots 22-2 subject to no building permits will be issued till 4-15-24 or when the road improvements are done. Whichever comes first. R. Pratt seconds. The vote is 7 yes.

Third order of business: The board reviews an application for a Boundary Line Adjustment submitted by Charlie Lawrence for the John & Nancy Hann Trust map 4 lots 37 & 48. The LUA confirms all notices were sent and posted.


R. Pratt moves to accept the application as complete and move into a public hearing, H. Stephens seconds. The vote is 7 yes. 7:45pm. Charlie Lawrence presents the adjustment of 1.55 acres from lot 37 to lot 48 and .53 acre from lot 48 to lot 37. Charlie shows the plan to abutter Jody Bonin. The adjustment is to open up the land and work on future estate planning. There are no questions from the public.


H. Stephens moves to close the hearing, J. Sharra seconds. The vote is 7 yes. 7:50pm.

H. Stephens move to approve the Boundary Line Adjustment of the Hann's subject to new deeds, C. Ebbighausen seconds. The vote is 7 yes.

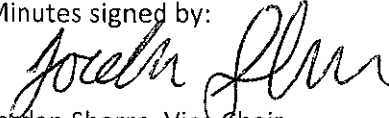
Fourth order of business: Other. The LUA will be preparing information for the board regarding some Land Use statute changes. She will have them for the next meeting on September 19th. Also, the Chairman and her will have information on housing changes.

J. Sharra moves to adjourn, H. Stephens seconds. The vote is 7 yes. 8pm.

Minutes respectfully submitted by:
Margaret Sharra, LUA 

Minutes approved by the board on: 

Minutes signed by:


Jordan Sharra, Vice Chair