

Town of Winchester  
Planning Board  
Minutes  
8-16-21

Meeting opened: 7:00pm.

Members present: Mike Doherty (V. Chair), Gus Ruth, Rich Pratt, Lindseigh Picard and Jordan Sharra. Dean Beaman & Jenny Rhodes were absent. Margaret Sharra is the Land Use Administrator.

Public: Ron Tacy from Global, and Marcia Young.

First order of business: The board reviews an application for an amendment to an approved Site Plan for the existing Alltown/Dunkin business at 4 Warwick Road. The applicant, Global, is asking to extend the hours to 24/7. **R. Pratt moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 5 yes.**

Ron Tacy for Global presents the request. The LUA confirms all notices were sent and posted and that SS Bakers agreed to the request as owners of the property. She also reads from the minutes of 1-17-19 where the was approved with hours of operation from 5am-12am 7 days a week.

Ron Tacy explains they would like to be open 24/7. He is not sure if it would be year around, it may only be seasonal. He does see the need for this because of travelers, racers and truckers. This request does not include Dunkin. The LUA suggests to the board to look at the property as a whole and not differentiate the 2 businesses within one building. They agree.

Marcia Young, a neighbor, objects to this request. In her opinion, she is fearful of potential problems with drug addicts and fights that can happen at places like this. It does not need to be open 24/7. She says the trucks disturb her sleep. M. Doherty confirms there is a stockade fence along the side of the property that faces hers. She speaks of people coming to the store thru the field and it bothers her. R. Pratt tries to confirm where this is happening in regards to where then fence is. She says she heard one altercation there and hollered out at them. R. Pratt asked if she called the police. She said no. He explained how important it is to call the police if there is a disturbance. The police will do more regular patrols if they think there is a problem. This is really only discussing a difference of 5 hours. J. Sharra confirms presently the gas pumps are open 24/7 with cards, so people are already there on the property. G. Ruth notes that the other station on the other side of her property is also open 24/7 with cards. The board discusses the previous Mr. Mike's on Main Street when that was open 24hrs. There were many residences surrounding that property and the police patrolled it. They ceased 24 hours because they couldn't get help. R. Pratt & L. Picard understand her frustration of "not in my back yard", but the business is there and looks great. Marcia Young does not want her sleep disturbed. She states she is handicapped and has rights. She also doesn't like trucks parking near her house and blocking her driveway. R. Pratt explained again that if she is having problems she should call the police. Overall, there will be more police coverage on overnight hours. She said she doesn't want her house shot up and she shouldn't have to have this next door. She lived there 35 years. She says this will give her a heart attack. Members note this location is much better than the previous spot. They do not expect any change in use with the overnight hours. Some would be happy to be able to get something like Tylenol in the middle of the night for a sick kid, and coffee for late travelers. Marcia Young is not pleased and says this is ruining her life.

**R. Pratt moves to close the hearing, J. Sharra seconds. The vote is 5 yes. 7:25pm.**


J. Sharra and L. Picard support the idea of being open 24/7, noting the traffic is already there because the gas is supplied 24/7.

**J. Sharra moves to approve the extended hours to 24/7, M. Doherty seconds. The vote is 5 yes.**

Second order of business: The board reviews the minutes of 8/2/21 for approval. R. Pratt moves to approve, G. Ruth seconds. The vote is 4 yes, 1 abstain.

Third order of business: Possible zoning amendments. Discussion on housing, definitions, and floodplain.

**J. Sharra moves to adjourn, L. Picard seconds. The vote is 5 yes. 8:17pm.**

Minutes respectfully submitted: Margaret Sharra, LUA 

Minutes approved on: 9/20/21

Minutes signed by:

Mike Doherty, V. Chair

