

Town of Winchester
Planning Board
Minutes
8-19-19

Meeting opened: 7:00pm

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Herb Stephens (SR), Jordan Sharra, and Christy Davis. Kim Carl was absent. Margaret Sharra is the Land Use Administrator.

Public: Doug and Sandy Cook, Rebecca Roy, Dean Beaman & Maureen Curtiss.

First order of business: The board reviews the minutes of 8-5-19 for approval. **J. Sharra moves to approve, C. Davis seconds. The vote is 6 yes.**

Second order of business: Sandy Cook is present to update the board on the status of her gravel pit on Manning Hill Road. This update is to extend her Earth Excavation permit for 5 years.

Doug presents a map showing where they are excavating now and where they will for the next 5 years and what has been reclaimed. The lot is 55 acres in size and of that there is 11 acres to excavate, 20 already reclaimed and the balance to be reclaimed. They are exempt from an Alteration of Terrain Permit.

J. Sharra moves to accept the update and extend the EE permit, C. Davis seconds. The vote was 6 yes.

Third order of business: Rebecca Roy is present to update the board on the status of the Gary Beaman Family Trust gravel pit on South Scofield Mtn Road. This update is to extend her EE permit for 5 years. She states about 12,000 yards have been removed in the last 5 years and she expects the same amount to be removed in the next years. She shows a plan noting the stockpiles are located on a "working floor". There is 5 acres permitted for excavation, not including the working floor. 2 acres are reclaimed and 3 are open and active. There is not change in the location of disturbance. She is working on updating the Alt. of Terrain permit. She will give a copy to the board.


H. Stephens moves to accept the update and extend the permit for 5 years, J. Sharra seconds. The vote is 6 yes. Becky brings to the board's attention that the Letter of Credit for reclamation is in her deceased father's name. She suggests changing it to a bond and update the name. The board and LUA discuss and agree and add to update the name on the permit. The LUA and Becky will meet to work this out.

Fourth order of business: The LUA informs the board it is the time of year to see if there are any zoning changes the board wants to consider. I.e. Airbnb, tiny homes, density, etc. J. Rhodes would like ordinances to address the conditions of many rentals. It is explained that is not a Zoning Ordinance but a town ordinance. The LUA will send her a copy of the Housing Standard Ordinance rescinded a few years ago. That ordinance addresses the conditions of rental properties.

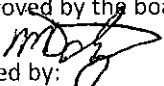
Next meeting will be the 3rd Monday in Sept.

H. Stephens moves to adjourn, J. Rhodes seconds. The vote is 6 yes. 7:55pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on:

Minutes signed by: 

Mike Doherty -Chairman