

Town of Winchester  
Planning Board  
Minutes  
9-21-20

Meeting opened: 7:00pm.

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

Public: Joe DiBernardo.

First order of business: The board reviews the minutes of 8/17/20. **J. Sharra moves to approve, J. Rhodes seconds, the vote is 6 yes and 1 abstain (HS).**

Second order of business: The board reviews an application for a two lot subdivision submitted by Joe DiBernardo for Lori Plifka Trust. The Chair reads the notice and the LUA confirms all notices were sent and all but two were returned. The application appears in order except the driveway permit wasn't signed. She suggests that if the board chooses to approve it, make it subject to a signed permit. The lots are greater than 5 acres each so State Subdivision approval is not required.

**D. Beaman moves to accept the application as complete and move into a hearing. H. Stephens seconds. The vote is 7 yes.**

Mr. DiBernardo presents the application. The lots sizes proposed are 28.81 acre and 6.1 acre. H. Stephens confirms where the one driveway is proposed. G. Ruth needs to see on the plan where the existing well & septic are. The board discusses the necessity of that. The LUA finds in the subdivision regs where this is required. Mr. DiBernardo agrees to put these on the plan.


The is no public for comment. **J. Sharra moves to close the hearing, H. Stephens seconds. The vote is 7 yes. 7:15pm.**

**D. Beaman moves to approve the subdivision of map 4, lot 24 subject to: Driveway permit approved by Dale and the existing lot with the house will have its well and septic located on the plan. J. Sharra seconds. The vote is 7 yes.**

Third order of business: Other. The LUA asks the board has had any thought of any zoning amendments. She asks the board to think on it; look through the ordinance and see if they see where something needs to be adjusted, or less restrictive, more restrictive or defined clearer. Also think about Stone Mtn Business Park. Is our ordinance clear for what we envision in there? Please be prepared for the next meeting. Next meeting there is an application for a two lot subdivision submitted for the Hill Estate. Discussion also on code violations.

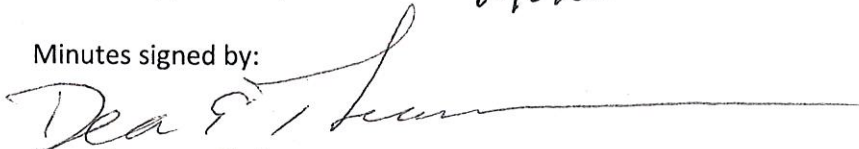
**J. Rhodes moves to adjourn, J. Sharra seconds. The vote is 7 yes. 7:40pm.**

Minutes respectfully submitted by:

Margaret Sharra, LUA 

Minutes approved by the board on: 10/5/20

Minutes signed by:

  
Dean Beaman, Chair