

Town of Winchester
Planning Board
Minutes
6-21-21

Meeting opened: 7:00pm

Members present: Mike Doherty (V. Chair), Rich Pratt, Jenny Rhodes, Gus Ruth, Jordan Sharra, Lindseigh Picard, and Dean Beaman, Chair (7:10). Margaret Sharra is the Land Use Administrator.

Public: The Bushees.

First order of business: The board reviews the minutes of 5-17-21 for approval. **J. Sharra moves to approve, M. Doherty seconds. The vote is 5 yes and 1 abstain.**

Second order of business: The board reviews an application for a boundary line adjustment submitted by Scott Duplisea. The proposal is to adjust .13 acres from lot 8/53-2 and 8/53-3 (Gurnsey). The LUA reads the request and confirms all notices were sent and posted. R. Pratt asks why do they want this adjustment. It is suggested to wait until the hearing. **J. Rhodes moves to accept the application as complete and move into a public hearing, J. Sharra seconds. The vote is 6 yes.** The board assumed the applicant was present, but they were not. It is suggested to continue the hearing to next month. **G. Ruth moves to continue the hearing to 7/19/21 at 7pm, J. Sharra seconds. The vote is 7 yes.** The LUA will contact the applicants.

Third order of business: The board chooses Chairman and Vice Chairman for the year.

J. Sharra moves to nominate Dean Beaman as Chairman, J. Rhodes seconds. The vote is 7 yes.

J. Rhodes moves to nominate Mike Doherty as V. Chairman, G. Ruth seconds. The vote is 7 yes.

Fourth order of business: The board listens to a presentation from James, Tata & Howard, and Rick Meleski, w/s Superintendent regarding the placement of a new water tank next to the existing tank on Michigan Street. The reason they are here is because they want to know if they need Site Plan Review. Towns are exempt generally from zoning. James explains how the first site of interest, Hawkins Rd, will not work because of the amount of ledge. The cost was too much. After looking at many different ways to make Hawkins Road work, it just wasn't feasible, so it was decided to look at the present site on Michigan Street. The existing tank will stay but will be abandoned. After further reasons why this is a better site, members agree this is the best choice. G. Ruth asks if there will be an increase in pressure. Yes, 3-4psi. He asks what about the volume and pressure on Richmond Rd? There has been improvement from the work last year. The new booster station will not help Richmond Road, but it will improve another area. He is assured there is enough water pressure for Stone Mtn fire protection. He asks if we can increase the level of water in the existing tank? Rick responds the level is just about at the overflow. You can increase the psi by .433 with every foot of water increase. Elevation boosts pressure. Pressure shouldn't be below 30 or above 110. James has begun talks with NH Forests who hold an easement on the Michigan Street property. **J. Sharra moves that this project does not need site plan approval from the PB, M. Doherty seconds. The vote is 7 yes.**

Fifth order of business: Other business: SS Bakers Realty has asked to add 5 parking spaces out back, near retention pond, for employees. The board does not have a problem with that. It is less than 2000sqft of space.

Marshall Royce had planned a consultation with the board, but it was postponed until next month.

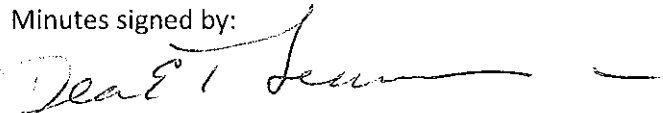
J. Rhodes asks the board if the board should be giving opinions. She reminds the board of the man who ask for the board's opinion on how they felt about multifamily housing and where does the town envision the use. At that time the chairman told the board that they shouldn't give opinions. J. Rhodes doesn't think the board should be meeting with people and giving opinions. She doesn't think it is a good idea to meet with Marshall. She says she got a lot of slack on a previous application for an opinion. D. Beaman clarifies what he meant. There is a difference between an opinion and offering information for an applicant to proceed. The LUA concurs, she reminds the board to look at their SPR & Subdivision regs to see where consultations and design reviews are not only permitted but encouraged. She and the Chairman describe how important it is to assist a developer or applicant so they know what the board will be looking for and any possible concerns. These are non binding discussions.

J. Sharra moves to adjourn, J. Rhodes seconds. The vote is 7 yes. 7:45pm.

Minutes respectfully submitted:
Margaret Sharra, LUA

Minutes approved by the board on:

Minutes signed by:

A handwritten signature in cursive script, appearing to read "Dean Beaman", written in black ink on a white background.

Dean Beaman, Chairman.