

Town of Winchester
Zoning Board of Adjustment
Minutes
3-9-23

Meeting opened: 7:03pm.

Members present: Lou Fox (Chair), Bill McGrath, and Colby Ebbighausen. Jason Cardinale and Becky Roy were absent. Margaret Sharra is the Land Use Administrator as well as an alternate.

Public: Charlie Lawrence, Chris & Debra Raymond, and Peter Pettengill.

First order of business: The Chair sits M. Sharra as an acting member tonight. The board reviews the minutes of 11/22/22 for approval. **B. McGrath moves to approve, C. Ebbighausen seconds. The vote is 4 yes.**

Second order of business: The LUA announces the board conducted a site visit on Monday the 6th at 4:30pm. The members were L. Fox, B. McGrath, B. Roy and the LUA. They saw the layout of the proposal and asked a few questions regarding the site (distances, etc) They left 5pm. The board reviews applications submitted by Charlie Lawrence for Chris & Debra Raymond and Wendy and Roger Raymond. There is an application for a SE for map 1, lot 23-5 and a Variance, and an SE application for map 1, lot 1-23 on South Parrish Road. All to construct and operate a machine shop and repair garage. The LUA confirms all notices were posted and sent, and that the application appears to be in order.

B. McGrath moves to accept the application as complete, C. Ebbighausen seconds. The vote is 4 yes.

B. McGrath moves to open the public hearing, L. Fox seconds. The vote is 4 yes.

Charlie Lawrence presents for the applicants.

He submits a general overview of the family and what the application is about. This is for truck repair and machine shop. The business is presently in Bernardston, MA and the owner wants to move it to their home property in town. They primarily do municipal and private repairs. Some race car work also. Most of his staff are near retirement age. Some of these operations are on Chris Raymond's land (business owner) and some are on his abutting parents land. In order to obtain approval, the ordinance requires SEs' for auto repairs in the AG district. A piece of the operation is on land in the RR district where a Variance is required. The properties are in a split district by just 50ft. Behind the property is a community well that supplies South Parrish mobile home park. The park has been notified of the proposal and are not present. The setback of 200ft from a community well is being adhered to. B. McGrath asks what will be stored in the building? Charlie explains the 3 bays are to work on vehicles and the other side is for a machine shop and Dyno. Any chemicals? Yes, some.

Peter Pettengill, abutter from across the street, reviews the plans.

M. Sharra asks about noise from the race cars and Dyno machine. L. Fox states that is a consideration for a SE because of the potential of nuisance. Charlie says there will be some noise, but noise reduction will be built into the building. M. Sharra says this will be a discussion with the PB during site plan review. B.

McGrath reminds all that there is a noise ordinance in town. B. McGrath asks for clarity on chemicals.

Chris Raymond responds, oil, gas, antifreeze, hydraulic fluid all stored in 55 gallon drums. B. McGrath hands out info sheets from NHDES relating to setbacks from streams and wells.

Peter Pettengill asks about zoning districts. Charlie explains.

The board and Charlie review the criteria for the SE's and Variance.

There are no further questions.

B. McGrath moves to close the public hearing, L. Fox seconds. The vote is 4 yes.

Variance criteria is reviewed. B. McGrath says this proposal is not contrary to the public interest because the use is permitted by a SE and the zoning line is so close.

The spirit is observed because again, its allowed by an SE. Substantial justice would be done because the zoning line splits the lot. No diminished values of property because based on the site visit, he sees no problems. Literal enforcement is a hardship and reasonable use is answered because of the split zone. C. Ebbighausen seconds. The vote is 4 yes.

The board discusses the SE requests for both lots. L. Fox reviews the criteria. A) The use is permitted by SE. B) The developed site is not easily visible from the street. C) Buildings will be new, and the grounds maintained. D) There will be little traffic and noise reduction methods. E) BMP's will be used in construction, and F) all requirements will be followed.


B. McGrath so moves, C. Ebbighausen seconds. The vote is 4 yes.

Second order of business: It is that time of year to nominate members to the BOS for appointments to the board.

L. Fox moves to nominate Jason Cardinale and Bill McGrath as full members and Margaret Sharra as an alternate, all for 3 year terms. C. Ebbighausen seconds. The vote is 4 yes.

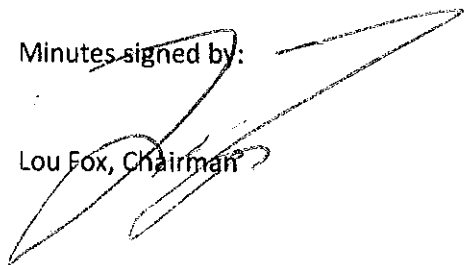
C. Ebbighausen moves to adjourn, M. Sharra seconds. The vote is 4 yes.

Minutes respectfully submitted by:

Margaret Sharra, LUA 

Minutes approved by the board on: 5/15/23

Minutes signed by:


Lou Fox, Chairman