

Town of Winchester
Zoning Board of Adjustment
Minutes
10-10-19

Meeting opened: 7:04pm.

Members present: Becky Roy, Brandon Day, Jason Cardinale, Lou Fox (Chair), and Bill McGrath (V. Chair).
Mike Doherty is an alternate present. Margaret Sharra, Land Use Administrator.
Public: Alycia Jackson, Larry & Deb Hill, Alan Carpenter, John Corliss and 2 others.

First order of business: The board reviews the minutes of 8-29-19 for approval. J. Cardinale asks to correct his description of trucking to motor freight and B. Roy asks for a correction on pg 3. **B. McGrath moves to approve with corrections, J. Cardinale seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for a Special Exception submitted by Larry & Deb Hill for the construction of Senior Housing/Adult Active community. The property is located at 55 Mine Road, map 1 lot 17-1. The LUA confirms all notices and postings were done and certified cards were returned. B. McGrath questions if there is enough information to accept this application as complete. He feels this is a rough draft and in reviewing the Zoning Ordinance he believes this is a subdivision. The LUA informs him that this is not a subdivision of land, but of ownership.

B. McGrath refers to the Planned Residential section of our ordinance. He believes this is a PRD. There is a lengthy discussion during the review of many different sections of the ordinance that relates to Senior Housing. Besides PRD, the board refers to:

1. Article III, O
2. Article III, J
3. Article III, S
4. Article XVI, 2
5. Article XXI, I
6. Article XXII, Table of Usage

The sections are read aloud and discussed. It appears an SE is in order for Senior Housing, but the project is a PRD and those are different standards.


The Chairman reads the narrative submitted by the Hills regarding this development. The homes would be individually owned but the land would be jointly owned by the home owners; HOA. This is a subdivision of ownership but not of land. Mr. Hill starts to express his belief of the benefits this is for the town. L. Fox reminds him the board has not opened the hearing, so comments need to wait. Mr. Hill states the requirements of this project are described on pg 8, O, which states the process of a Senior Housing is subject to multifamily requirements. B. McGrath and B. Roy disagree with his interpretation. B. McGrath thinks he needs two acres per home and B. Roy reads from the PRD, density requirements. The board then decides they need legal advice to make sure they apply the proper sections to this application. The LUA said she can get a reply in a few days. L. Hill states there are no negatives in this application; L. Fox replies that is not what we are talking about. The board just wants to do the process right.

B. McGrath moves to table this application to get legal advice and to meet again on it on 10/17/19 at 7pm, B. Roy seconds, the vote is 5 yes.

Third order of business: The PB is discussing possible Zoning Amendments. Most are based on cases the ZBA and PB heard this year. The LUA gave them a rough draft of definitions to add to the ordinance and suggested updates to the Table of Usage. Some proposed changes may create a confusion or conflict within the ordinance. The LUA asks for their suggestions and thoughts. The PB welcomes the ZBA help.

J. Cardinale moves to adjourn, B. McGrath seconds. The vote is 5 yes. 8:04pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 10/24/19

Minutes signed by:



Lou Fox, Chair