

Town of Winchester
Zoning Board of Adjustment
Meeting Minutes 10/13/2022

Meeting opened: 7:03pm

Members present: Lou Fox (Chair), Jason Cadinale (V. Chair), Becky Roy and Colby Ebbighausen.

Absent: William McGrath.

Public: Pamela Williams and Todd Kilanski-applicant

First order of business: The board reviews the minutes of 9/20/2022 for approval. **J. Cardinale moves to approve and B. Roy seconds. All in favor.**

Second order of business: The board reviews an application for a variance submitted by Todd Kilanski to use an old machine shop as vehicle and boat storage. The property is located at 28 Gunn Mtn Rd map 19 lot 20. All notices were done and abutters notified. **J. Cardinale moves to accept application as complete, L. Fox seconds. All in favor. J. Cardinale moves to open the public hearing, B. Roy seconds, all in favor.**

T. Kilanski speaks to application submitted: he is currently working with the owner of the building. They have been cleaning the building and making some upgrades to the appearance. They have removed many gallons of used oil and disposed of properly. They are currently digging a trench for the underground source of power. They are going to paint the building and clean up the driveway to make the outside appearance more appealing for neighbors. T. Kilanski has an agreement with the current owner to rent for 5 years with the option to buy after. L. Fox asks T. Kilanski to speak about the 5 points supporting the variance. T. Kilanski responds with: they are cleaning the property for better curb appeal, they will be storing vehicles/boats, which will create less traffic-customers will drop vehicle/boat off with a staff member to store. There will be cameras and Kilanski noted that they are aware of RSA 9-E:3 NH Dark Sky Policy and will be in line with the ordinance. They are not making any changes to the building besides cleaning the appearance of the building. The original plan states that there is an overhang on the front entrance that is no longer there anymore. They did take the old boiler out because it was no longer in working order, which means there will be no heat there. Kilanski believes that by upgrading this building it will have a positive effect on the surrounding properties. There will be no chemical storage, only what is already in the vehicles/boats. B. Roy asks about oil/gas leaks and what his process would be to deal with that. Kilanski responds by stating there will be hazmat mats, speedy dry and they have also done pest control as well. J. Cardinale asks if they will be working on vehicles/boats. Kilanski responds that they will not be, only storage.

Kilanski states that it will be appointment only drop off, they want an employee there to receive the vehicles/boats. Kilanski states that the building is an open area concept, there isn't individual bays for the vehicles/boats. Planning to park vehicles on an angle at one side, there is a 16x16 area that he may use for motorcycles.

P. Williams, from public audience, steps up to ask if the plan is to only have indoor storage or are they planning to have outdoor storage as well. Kilanski responds that it will only be indoor storage and every

vehicle/boat that is stored must be registered and insured. Kilanski also noted that if in 5 years they find a need for outdoor storage he would need to come back to the board with another application.

P. Williams also asks if after 5 years and Kilanski does decide to buy, since he would own could he just decide to do outdoor storage. She is concerned it would affect her if there was chemical spillage that would leak into the swamp and be carried down the brook and run through her property. Kilanski stated again if he wanted to add outdoor storage he would have to come back to the Board and submit another variance application and Williams would be notified again.

Kilanski also stated that there is no bathroom, no heat and no running water at the moment. The septic system that is there is not in usable condition.

L. Fox asks if Kilanski has any plans about the current parking lot. Kilanski responded that as of now they are just cleaning it up, possibly down the road they may re-pave but with asphalt prices it wouldn't happen in the near future. M. Sharra noted that if and when Kilanski does decide to re-pave he would need to get a driveway permit.

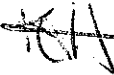
L. Fox moves to close public hearing, C. Ebbighausen seconds, all in favor.

L. Fox makes motion to approve application because the application meets the following standards: by approving the application the spirit of the ordinance is observed, there won't be any substantial changes to the property only improvement, substantial justice would improve by taking an otherwise abandoned building and property and giving it a purpose again, the value of the surrounding properties would not be diminished by the property being cleaned and maintained to a higher level that it is now and by granting the variance it would not be contrary to public interest due to the fact there won't be constant traffic, noise or like that would negatively affect the public. **J. Cardinale seconds, all in favor.**

M. Sharra notes that she received a variance application for an addition where one is not permitted as a heads up that the application would be discussed at the next meeting. Next meeting date was not decided on at this meeting.

M. Sharra also notes that she is willing to be an alternate on the board. **C. Ebbighausen makes motion to accept, L. Fox seconds, all in favor.** Will need to be brought to Board of Selectmen for their vote.

J. Cardinale makes motion to adjourn meeting, B. Roy seconds, all in favor. Meeting closed at 7:33pm.

Minutes respectfully submitted by Kelsey C Hilliard. 

Minutes approved by board on: 11/31/2022

Minutes signed by, L. Fox Chairman

