

Town of Winchester
Zoning Board of Adjustment
Minutes
2-11-21

Meeting opened: 7:04pm.

Members present: Mike Doherty, Becky Roy, Jason Cardinale (V. Chair) and Colby Ebbighausen (acting alt). Bill McGrath and Lou Fox are absent. Margaret Sharra is the Land Use Administrator.

Public: Diane Cyr.

First order of business: The board reviews the minutes of 1-21-21 for approval. **M. Doherty moves to approve with one grammar correction, J. Cardinale seconds. The vote is 4 yes.**

Second order of business: The board reviews an application for a Special Exception of Article XXII, Table of Usage (outdoor storage), for property at 760 Keene Road, Winchester Self Storage. They would like to offer outside storage on the lower area of the property. The LUA reads the notice and confirms all notices were done and the application appears in order.

M. Doherty moves to accept the application as complete and move into a public hearing, C. Ebbighausen seconds. The vote is 4 yes.

Diane Cyr presents the application. She explains the existing 3 storage buildings and 1 retail building. She would like to expand to include outdoor parking of vehicles in the lower area of the lot. They would improve the existing dirt road to the lower area. This storage would include cars, storage pods and RV's. The pods are either 8x15 or 10x20. The soil for the parking area is sandy and there is not issue with water. No water would leave the property. The parking would be gravel, a pervious surface.

M. Doherty voices concerns about fluids leaking into the ground. Ms. Cyr states no one is permitted to work on the vehicles. M. Doherty asks if the vehicles are all registered. Ms. Cyr says not all are registered but junk vehicles are not permitted. B. Roy asks if there are other things besides vehicles that would be stored there, what are the number of parking spaces, and if the parking is under cover. Ms. Cyr replies only cars, RV's and pods will be there, the area is open and there will be 60-70 spaces available. B. Roy says the railbed is in between this and the river.

J. Cardinale also express his concerns about leakage from vehicles on the gravel parking lot. M. Doherty comments that he knows campers can leak when sitting for a long time. B. Roy thinks this is a tough decision. Does the board want an acre of gravel or an acre of pavement? Couldn't something else be placed to catch any leakage? Ms. Cyr said she would consider pavement if that is required. B. Roy asks if other towns where you are located have any issues with gravel lots? No. Ms. Cyr also informs the board that all vehicles are driveable and functional. She said the City of Keene did not require paving. She plans on leaving most of the buffer and there would be no traffic issues.

C. Ebbighausen asks about a gate on the plan. The gate is not at the entrance to the lower lot, it is higher up. There will need to be a culvert installed for the road to the lower area.

Ms. Cyr responds to the criteria. This use is permitted by an SE, the site is appropriate because it is not visible from the road, it will not adversely affect the area because all parking is in the lower area. There are no hazards because it is long-term storage. There will be adequate facilities once the road is upgraded to the lower lot, and they will comply with all requirements.

J. Cardinale confirms this will go before the Planning Board for Site Plan. Yes.

M. Doherty and J. Cardinale still voice their concerns about vehicle leakage. B. Roy feels this is a slippery slope. Maybe if Best Management Practices are followed and lets consider that other towns have not required pavement. Ms. Cyr tells the board that they operate a storage place Keene, and Hinsdale. There are no other questions.

M. Doherty moves to close the hearing, B. Roy seconds. The vote is 4 yes.

B. Roy feels this is an appropriate use, it won't be an eyesore, and there would be no increase in traffic. She does not think pavement can be required. J. Cardinale agrees but after 3-4 years of a vehicle sitting the fluid lines will rot and leak. C. Ebbighausen agrees but thinks it is more of a Planning Board issue than the ZBA.

B. Roy moves to approve the SE based on the application as explained for outdoor parking. C. Ebbighausen seconds. The vote is 4 yes.

The LUA explains the role of the PB and how the town struggles with junkyards. The site plan application for the PB will be heard on 4/5/21.

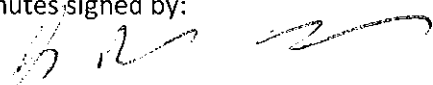
J. Cardinale moves to adjourn, B. Roy seconds. The vote is 4 yes. 7:30pm.

Minutes respectfully submitted by:
Margaret Sharra, LUA



Minutes approved by the board on: 2/23/21

Minutes signed by:



J. Cardinale, V. Chair