

Town of Winchester  
Zoning Board of Adjustment  
Minutes  
4-11-19

Meeting opened: 7:02pm.

Members present: Lou Fox (Chair), Jason Cardinale, Rebecca Roy, and Ken Cole. Bill McGrath was absent. Mike Doherty and Brandon Day were alternates present. Margaret Sharra is the Land Use Administrator.

Public: Charlie Lawrence and Danial Poole.

First order of business: The Chair sits Mike Doherty as an acting member. The board reviews the minutes of 3-14-19 for approval. K. Cole suggests a correction to #3, "use" to "justice". Board members agree. **J. Cardinale moves to approve with the correction, M. Doherty seconds. The vote is 4 yes, and 1 abstain (RR).**

Second order of business: The members nominate members to the board. **K. Cole nominates Becky Roy for another 3 year term, J. Cardinale seconds. The vote is 5 yes. L. Fox nominates Ken Cole for another 3 year term, M. Doherty seconds. The vote is 5 yes.** The LUA will send these to the Selectmen for appointments.

Third order of business: The board reviews an application for a special exception submitted by Charlie Lawrence for Joyce Beaman. The application is to construct and operate a machine shop on Warwick Road, map 5 lot 121. The LUA notes all notices were posted and certified letters sent out. **K Cole moves to accept the application as complete, L. Fox second. The vote is 5 yes. L. Fox moves to open the public hearing, J. Cardinale seconds. The vote is 5 yes. 7:10pm.**

Charlie Lawrence presents the application. Joyce Beaman wants to sell the property to Sekor, owned by James Rokes. James owns & operates the CNC production machining shop in a building at Gary's Power Equipment property on Warwick Road. He presently has 1 full time and 1 part time employee besides himself. The current site is too small, 30x50. He wants to expand and build a new 50x80 building and to hire a few more machinists. The operation basically produces small parts. 75% of the metals used are aluminum and 25% stainless steel or steel. The building would be constructed in the SW corner of the 10 acre lot. The impact would be about ¾ acre. This would be phased construction. He asks for 3 years to complete the project. For example, with approval, this year he would cut in the driveway and bring in fill so the elevation is above flood plain. Most of the construction would be out of pocket. The second year he would work on the septic and building. Then finish construction in the 3<sup>rd</sup> year. This would be a timber frame building with metal. Known as a Morton Building. Sekor wants to grow its business here in Winchester. They are waiting on the driveway permit from the state. They will also apply to the Planning Board for site plan approval when this special exception is granted. The first 170 ft of property is not in flood plain but we expect to still build one ft above floodplain. They will hire a surveyor to determine the bench mark. M. Doherty asks if the owner will fill for the septic system. Yes. Charlie says it will be a very small system at 300 gallons per day and gravity fed. It will be placed in the front of the lot, away from the wetlands and flood plain.

The board refers to the ordinance; a special exception expires after 2 years. It would need to come before the board to renew if they weren't done in 2 years. Key words are "engaged in the use" and "substantial improvement". Some members of the board were not in favor of granting a 3 year window.

The LUA explains that the owner would be making improvements on the property and if not finished at the 2 year mark there could be problems if the zoning changed. The worst case scenario a variance would be needed. That would be unfair to the owner. The LUA asks the board to define substantial improvement. J. Cardinale says substantial would be: driveway in, septic approval and the fill brought in. B. Roy agrees. L. Fox would like the foundation included. The board does not have a problem with this application, so they discuss 3 years and substantial improvement. The LUA suggests they decide one or the other. B. Roy asks Charlie what he thinks is substantial improvement. Charlie explains the developer would like to do this in stages based on what he can pay for each year. L. Fox and J. Cardinale agree upon substantial improvement as: Water hookup, septic, sitework, driveway and grading.

Charlie reviews the special exception criteria.

- A) Light manufacturing is permitted by special exception.
- B) It is appropriate for the location because there are other business located nearby: Goodnow Trucking, Pallet Ranch, Green Crow, Gene's Auto and Paul's Auto.
- C) This will not adversely affect the area because it is minor in size, does not produce loud noises, will not increase groundwater runoff and it will increase Winchester's tax base and add employees.
- D) There is no nuisance because there will not be any increased traffic on Warwick Road.
- E) There will be adequate facilities in the new building using existing and new equipment.
- F) There are no waivers proposed.

Charlie will go before the Planning Board in the next couple of months looking for site plan approval.

M. Doherty asks if there will be a loading dock? No, materials are brought in by hand. M. Doherty also asks if 300 gallons a day is enough for septic? Yes, it is only a bathroom for employees which requires 20 gallons per day per worker. Charlie informs the board there will be an interior and an exterior grease trap for those rare occasions it is needed in washing the parts. The developer uses water based cutting oil.

Dan Poole, abutter, asks if there a floor drain, No.


**J. Cardinale moves to close the hearing, B. Roy seconds. The vote is 5 yes.**

**L. Fox states the criteria has been met and the board is in agreement with substantial improvements. (Water hookup, septic, sitework, driveway and grading).**

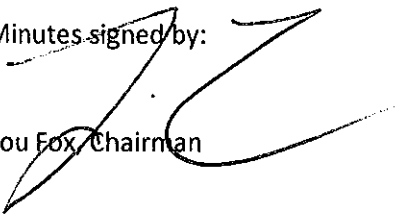
**L. Fox moves to approve the special exception, J. Cardinale seconds. K. Cole agrees the criteria has been met and the rest is up to the Planning Board. The vote is 5 yes.**

**J. Cardinale moves to adjourn, B. Roy seconds. The vote is 5 yes. 7:50pm.**

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 6/13/19

Minutes signed by: 

Lou Fox, Chairman