

Town of Winchester  
Planning Board  
Minutes  
6-4-18

Meeting opened: 7:00pm.

Members present: Gus Ruth (V. Chair), Suzanne Boisvert, Mike Doherty (Chair), Herb Stephens (SR), Kim Carl, Christy Davis and Jordan Sharra. Margaret Sharra is the Land Use Administrator.

Public: Dillon Eastman & ?, Richard Pratt & Sara Burbee, and Dani Soni.

First order of business: The board reviews the minutes of 5-2-18 for approval. **G. Ruth moves to approve, C. Davis seconds. The vote is 7 yes.**

Second order of business: Rich Pratt and Sara Burbee are here with an application for site plan but want to consult with the board first. They recently purchase 999 Keene Road. This property used to be a real estate office and most recently a consignment shop. Rich informs the board that back in the 1980's it was a used car dealership; Tony's. He and Sara would like to use the property again as a dealership. They do not believe they need site plan approval. The LUA did meet with Rich last week and told him she thought he needed site plan and that he could come and consult with the board. The board reviewed the Zoning Ordinance and confirms it is a permitted use. H. Stevens recalls the property was used as a used car dealership. They already have a dealer license through the state for another property and have applied for this property. They will display 12-15 vehicles, all on the existing paved area. They are informed all vehicles shall be of inspectable standards. They also submitted a plot plan of the proposed layout. They stated there would be no auto repair and use the existing lighting and signage. S. Boisvert asks if the board were to decide a site plan hearing was not needed, would they agree to parameters in the set up of the property. They both agreed. J. Sharra asked about the placement of the cars and where customers would park. Many of the standards in the Site Plans regulations would not apply. There was a discussion on the use of the building. The enclosed porch would be the office and they are considering renting the back area in the future. The board concluded if they were to use it as residential they would need to receive site plan approval. The hours of operation would be Sunday 10am-6pm, Monday closed, T,W,T, & F are 3pm-8pm and Saturday 10am-8pm.

After continued discussion the board decides a Site Plan application is not needed but requires the following parameters: The hours of operation as listed above, a limit of 12 cars can be displayed for sale which will be of inspectable and road worthy condition, 4 parking spots for customers and 1 for staff, no auto repairs, maintain licensing by the State of NH, have an area in the back for snow removal, improve landscaping, if a dumpster is used it must be hidden from public view, lighting will remain the same and the existing sign structure and placement will be used, and any changes will need to return to the board for site plan approval. **S. Boisvert so moves, J. Sharra seconds. The vote is 7 yes.**


Third order of business: Dillon and wish to open a small winery at 144 Main Street. This is a consultation. Dillon and Robert Spruill own the property. There are two rental units above the proposed area. The building has a sprinkler system. They propose a small tasting room in the front area for 8-12 people. Production would be in the back. There are two entrances to the area; front and side. The board asks various questions on ADA compliance, door swings, hours of operation, conversing with the sewer department, signage, parking and loading. Loading will be mostly off site and then brought down by a small truck. At this time they will be bringing juices in from the Finger Lakes area so the sewer concerns will be minimal. Hours would be 3-8 Friday, Sat & Sun 10am-8. Working hours for making the product will be longer. They are limited for space but see this as a nice addition next to the distillery. Parking is

all off site since it is a commercial property on Main Street. It is calculated as needing 6 spaces and there would be 2 staff workers. The workers would not need to park on Main St. It is determined there is enough parking on Main Street and with the overflow area. To go along with the wine samples they will be offering prepackaged food such as cheese and crackers. The board agrees to waive the 21 days for submittal and Dillon will need to submit the application to the LUA by Wednesday so the board will hold a hearing on the matter on 6/18 at 7pm. Rick Meleski and Barry Kellom will be notified.

Fourth order of business: Dani Soni is here to consult about Jennie Gutoski's property on Manning Hill (previous Lawrence sign shop). His family is considering purchasing it and turning into a convenience store. They would be selling beer, soda and cigarettes. J. Sharra asks if that would include gas pumps. No, it will not. Dani was asking many questions about the standards. He would be expanding the parking area and asks if it has to be paved. The board said no but added the dust and runoff must be controlled. There will be a handicap spot. Hours would be 8am-8pm. The board explained the signage ordinance. He would be permitted 2 signs. The board was clear regarding the outside walls could not have posters/signs for the contents of the store. He could put them in the windows. There was discussion on loading, location of septic, etc. The board also wanted improved landscaping. M. Doherty wondered if the building would be required to be sprinkled. Members do not know. Dani would need to get with the Fire Chief. He was informed that if he does apply for site plan, he will need a plot plan, a narrative and a reply to the standards. He will get back to the board.


**H. Stephens moves to adjourn 8:30pm, J. Sharra seconds. The vote is 6 yes.** Christy Davis left a few minutes early.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 6/18/18

Minutes signed by:

  
Mike Doherty, Chairman