Town of Winchester

Planning Board

Minutes

2-26-24

**Meeting opened:** 7:00 PM

Members present: Rich Pratt (Chair), Jordan Sharra (V. Chair), Jack Marsh, and Robert Browne, Herb Stevens (SR), Dean Beaman, and Colby Ebbighausen, Gus Ruth

Evan O’Connor is the LUA.

Public: Johnathan Bafundi, Barry Bush, Peter Dopfer, Todd Kilanski, Sarah Pratt

**First order of business:** The board will continue the hearing from 2-5-24 for an application for a Major Subdivision submitted by Barry Bush for the Van Hertel Family Trust, for property on Scotland road, map 3 lot 9, currently 81.21 Acres, to be split into 4 lots, 33.35, 22.15, 10.93, and 14.49 Acres

**J. Marsh moves to continue the hearing, J. Sharra seconds, all in favor.**

R. Pratt informs the board and applicants that the road agent, whom was meant to attend the meeting, is sick, and may be able to call in.

J. Bafundi informs the board that the road agent was sent all information shortly after the last meeting, and had ample time to return questions or information to the applicant or the engineer, however there was no communication from the road agent.

J. Marsh questions the applicant if stakes were placed at the proposed locations of the retention pools.

B. Bush asserts that the stakes were placed at the proper locations.

The board deliberates on whether the opinion of the road agent must be heard before approval is handed to the applicant, or if the application can be approved conditional upon the road agent’s approval.

R. Browne states that it isn’t the planning board’s procedure to relegate decision making to one individual.

D. Beaman states that the application can be postponed yet again, but must reach a conclusion at the next meeting, march 4th, at 7pm.

**J. Marsh moves to continue the hearing to March 4th at 7 PM, with the road agent either present, or informed with opinions from the engineer. R. Browne seconds, the vote passes with 5 yes, 1 no, 1 abstain.**

**Second order of business:** The board reviews the minutes of 2-5 for approval.

**J. Marsh moves to approve the minutes, J. Sharra seconds, the vote is 4 yes 3 abstain.**

**Third order of business:** LUA O’Connor introduces the definitions written for the proposed zoning amendments. J. Marsh states that the backlot definition should be simplified.

**J. Sharra moves to adjourn, R. Browne seconds. All in favor. 7:49 PM.**

Minutes respectfully submitted by:

Evan O’Connor , LUA

Minutes approved by the board on:

Minutes signed by:

Rich Pratt, Chair