

Town of Winchester
Planning Board
Minutes
3-20-06

DRAFT

Meeting opened: 7:05pm

Members present: J. Amman, Jack Marsh, Margaret Sharra, Ken Cole and new member Dean Beaman. Larry Hill absent.

Public present: David Mann, Mr. & Mrs. Gower, Mr. Sosnowski, Frank Waterman, and Carolyn Chambers.

First order of business: Election of Officers. J. Marsh motions to nominate M. Sharra as Chair, L. Hill as Vice Chair and J. Amman as Secretary. J. Amman seconds, all in favor. J. Marsh motions to appoint Ken Berthiaume as an alternate to the board, D. Beaman seconds all in favor.

Second order of business: The board reviews an application for a boundary line adjustment(BLA) submitted by John Sosnowski & Jana Jagendorf of Burt Hill Road. David Mann is here representing them. The request is to move the boundary between lots Map5, lot51& Map5, lot 51-2. J. Amman motions to accept the application as complete, D. Beaman seconds, all in favor. J. Amman motion to move into a public discussion on the matter, K. Cole seconds. Mr. Sosnowski owns both lots and would like to have the lot with his house on it bigger. Lot 51-2 has a barn on it and a 50' ROW to a back lot of Pratt/Schultz. The Gowers, abutters, are here in concern of the ROW. There was much discussion, mostly between property owners on who has the use of the ROW. They do not want to share the ROW. They oppose the BLA without the board requiring a separate driveway. M. Sharra clarifies that the ROW does not impact the BLA. Any problems with the ROW are a civil matter and will not be addressed here. The board discussed requiring a driveway permit, the board will also need septic approval for lot 51-2. The Gowers requested that the owners pin the easterly boundary(ROW) to clarify for all where the line is. D. Beaman motions to approve the BLA conditional upon; moving the frontage line 10ft. to accommodate a driveway, obtain a driveway permit, receive septic approval and pin the easterly boundary, all within 30 days. J. Amman seconds. K. Cole would like to wait for the information and he would like to go to the site. Motion fails. K. Cole motions to continue this discussion until 4-03-06 to review the needed changes, J. Marsh seconds, all in favor. 8:10pm.

Third order of business: Frank Waterman came before the board requesting information about the Forbush property on Hale Road. Most of the road frontage is on a class VI road. Mr. Waterman was asking about subdivision of this lot. The board does not believe he has enough frontage. The board suggested he get with Cliff Struthers and obtain more information on the road. Mr. Waterman may be able to upgrade a portion of the Class VI to obtain the frontage he needs for subdivision.

Fourth order of business: Carolyn Chambers came to consult with the board about a nail & image salon she would like to open in the old "Amarosa" building on Main St. She has an application ready for site plan. Appears to be in order. M. Sharra will check with Leroy Austin to find out what licenses she needs, etc. Will address this application at the 4-03-06 meeting.

Fifth order of business: The board reviews the minutes of 3-06-06 and 3-13-06 for acceptance. J. Marsh motions to approve, J. Amman seconds, all in favor. J. Marsh motions to adopt the zoning amendments passed at Town Meeting, March 14th. J. Amman seconds, all in favor.

D. Beaman motions to adjourn 8:50pm, J. Amman seconds, all in favor.

Minutes respectfully submitted:
Margaret Sharra, Clerk

Minutes approved:

Date:

Margaret Sharra
Chair, Planning Board