



Winthrop Planning Board Meeting Minutes
7 PM Wednesday, February 28, 2024
17 Highland Ave. and via Zoom

This meeting can be watched online at: <https://www.youtube.com/watch?v=7mqU-MungYs&t=5s>

1. The Chair Bettie Harris-Howard called the meeting to order at 7:00 pm.

2. Roll Call:

Present: Donald Mattice, Gregory Stewart, Bettie Harris-Howard (Chair), Jaime Wolf (via Zoom), Aaron Chase, Richard Dorey

Absent: Ed Vignault, Jim King, Brent McCarthy.

A quorum was established. Bettie appointed Rick as a voting member for the entirety of the meeting.

3. Case 24-005: [550 Old Lewiston Road](#), Consideration of a request for a Conditional Use Permit for retail outdoor storage and display of lawn mowers and tractors, Rural District, BRW Properties / Bernard Weymouth JR, Map 004 Lot 030A

The applicant, Roy Weymouth of BRW Properties was present and reviewed his proposal for the Board.

Questions by the Board included:

- Lot size
- Number of units on display (the applicant didn't think there would be as many as 50 so that was agreed to as a cap)
- Lighting (none per the applicant)
- Where the lawn mowers will be tested.

The item was opened to the public. No one spoke to this application. Public input was closed.

After the Board deliberated a motion was made by Greg Stewart to approve the application with the condition that display is limited to 50 units. The motion was seconded by Rick Dorey.

Vote: Yea – Unanimous. The motion carried.

4. Case 24-004: [206 Boot Cove Lane](#), Consideration of a request for a Conditional Use Permit to clear trees and install a septic tank in the Public Water Supply District, Sophie Steinberg, Map 059 Lot 013

The applicant Sophie Steinberg was present via Zoom and reviewed the proposal for the board.

Questions by the Board included:

- Well and septic separation requirement.
- Noted that the scale of the plan is not accurate.

The item was opened for public input. None was present to speak to the item. The public input period was closed.

After the Board deliberated a motion was made by Rick Dorey to approve the application with the following conditions:

- The applicant shall indicate in writing where the fill material is going (address) and where it is coming from (address).
- The well shall be 100' feet from the septic system.

The motion was seconded by Greg Stewart.

Vote: Yea – Unanimous. The motion carried.

5. Other Business:

- Staff supplied some handout pages to be discussed at a future meeting. In summary they covered the following:
 - Shoreland public hearing, noticing requirements
 - Interpretation of SOD that foundation and septic systems inside the SOD but outside of the 100' setback do not need Planning Board approval and can be issued by CEO according to the table of uses in the Winthrop Zoning Ordinance and Chapter 1000.
 - Defining the process of applications that need a variance and Planning Board approval (Board of appeals first and Planning Board if approved by BOA)

6. Consideration of minutes: The following minutes were presented to the Board for consideration and approval.

- 9/13/23, 9/27/23, 10/11/23, 10/25/23, 11/8/23, 11/29/23, 12/6/23 (add last name to Jaime's vote/motion), 1/10/24, 1/24/24, 2/7/24 (Rick should be present at this workshop)
- Make sure Bettie is identified as chair in all the minutes.
- Ed's name is spelled wrong throughout and needs to be corrected.

Motion: A motion was made by Rick Dorey to approve the minutes with the changes discussed.

The motion was seconded by Greg Stewart.

Yea – Unanimous.

7. Adjournment – Motion to adjourn by: Rick Dorey Seconded by Greg Stewart

Vote: Yea - Unanimous

Respectfully submitted,

Dawn Emerson, Town Planner