



Winthrop Planning Board Meeting Minutes
7 PM Wednesday, March 13, 2024
17 Highland Ave. and via Zoom

This meeting can be watched online at: <https://www.youtube.com/watch?v=1ilig3b0-vU>

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

Present Absent

Edward Vignault, Vice Chair X
Jim King X
Donald Mattice X
Gregory Stewart X
Bettie Harris-Howard, Chair X
Jaime Wolf X
Aaron Chase X
Richard Dorey, Alternate X
Brent McCarthy, Alternate X

2. [Case 24-01](#): 95 Woodlawn Lane, Consideration of a request for a Conditional Use Permit to expand a legally non-conforming cottage in the Shoreland Zone, Richard Jones & Susan Bond, Map 025 Lot 005. Continued from the February 14, 2024, Planning Board meeting.

Eliot Thayer was present on behalf of the owner and gave an overview of new information submitted since the last meeting.

The Board reviewed an email from Bill Monagle regarding drainage and an email between Mark Arsenault, CEO and MDEP regarding 30% expansion calculations.

Discussion included:

- The ability to move the building away from the high-water mark if a basement were not proposed.
- Should a basement be approved this close to the lake?
- Is a frost wall adequate/appropriate?
- Vegetation to mitigate sediment running to the lake.
- Roof water conditions current and proposed.

The item was opened public input. No one spoke.

After the Board deliberated a motion was made by Greg to continue the application to the March 27 Planning Board meeting. The motion was seconded Ed.

The applicant will submit updated materials prior to that meeting to include plantings, swale, plunge pool, level spreader, cottage elevations including height.

Bettie appointed Richard Dorey as a voting member in the absence of Jim King.

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Vote: Yea – Unanimous. The motion carried.

3. Public Hearing: Review of [final draft proposed Mineral Extraction Ordinance](#) Staff

reviewed an email regarding changes to the ordinance since the prior meeting.

Public Hearing opened:

Gil Soucy was present and commented regarding the blasting level. He requested the Board lower the allowance to .5.

Steve McDermott was present via zoom. He asked the Board to consider adding back the provision regarding aquifers that KVCOG had included in a prior draft. Additionally, the map referenced in the Ground Water Protection Ordinance should be updated.

Public hearing closed.

After Board deliberation Greg Stewart made a motion to forward the ordinance to the Town Council with the following changes.

1. The page numbers in the table of contents need to be updated.
2. Article III.B the first three words “Mineral Extraction Operations” should be struck.
3. Article V Section 2.14.e Last sentence changed to: Detonation of misfires may occur outside of these times. A misfire must be reported to the Winthrop Police as soon as it is recognized.
4. Change Article V Sect 2.14.h to “The maximum peak particle velocity at inhabitable structures not owned, or controlled by the operator may not exceed 0.5 inches per second measured at 300’ from the blast site”.

The motion was seconded by Ed Vignault.

Vote: 6 Yea (with Rick voting as an appointed alternate), Jaime Wolf voted no because she wanted to see the changes incorporated into the text before taking an action. (6-1) Motion carried.

4. Other Business:

Consideration of minutes 2/28/24

Motion: Rick Dorey made a motion to approve the 2.28.24 minutes with 2 changes. The motion was seconded by Greg Stewart.

Vote: Yea - Unanimous (Rick Dorey voting as an appointed alternate). Motion carried.

Next meeting workshop items:

- Policies and Procedures

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- Prioritizing items for future workshops

Richard Dorey noted that the minutes from 11.8.23 need to come back to be re-approved as an error has since been noted regarding a SOD application.

5. A Motion to adjourn was made by Rick Dorey and seconded by Jaime Wolf.

The meeting adjourned at 9:10pm

