

**Winthrop Comprehensive Planning Process**  
**November, 23 2009**  
**Winthrop Downtown**

**Board Attendance:**

Patrice Putman  
Ken Johnson  
John Callinah  
Phil Locashio  
Sarah Fuller  
Jim Norris  
Andy Wess  
Brian Ketchen

**Town Support:**

Chris Huck, KVCOG

**Community Members: 10 plus**

**Royal St. In a village zone with a high impact use restriction. Steve Robbins suggested this was to protect the downtown area. About 10 years ago there were serious vacancies in the downtown. Ordinances would not allow one to open larger storefronts. Existing mill on Royal St. is functionally obsolete. Steve suggests Royal St. area and area along the RR track in downtown area should be rezoned to allow high impact use to provide developers more flexibility to build here. High impact is 25+ hour average. Definition is in the ordinance.**

**Chris Huck: Concern may have been with high traffic or large retail stores that might have had a negative impact on the downtown village. Now communities are moving to look at actual impact rather than arbitrary limits to size. Others might allow activities on a case by case basis that will minimize impact.**

**We have also talked about combining commercial zones so there are not so many differences. Concern with fire station downtown if there is more traffic or parking in that area.**

**The rail is there. We should preserve it for the future transportation corridor. Freight part of the line is possible in the future also. The railroad owns the property across from Nicholson's Nursing Home. We should keep a reserve area for future rail use.**

**We want Royal St. to be a counter anchor to Hannaford to bring people downtown. We would like mixed use housing in the area. We would like office, retail (Country Store), recreation theme stores, pottery and small entrepreneurs should be encouraged (not discouraged as manufacturing), Kennebec Savings on corner of Royal and 202, light manufacturing should be allowed. We also should protect air and noise and lighting quality of neighborhood (protect against excess) and require some beautification efforts. Green space should be part of the plan.**

**Livestock in downtown: Chickens in the backyard – certain breeds that should not be allowed in downtown (ie no waterfowl or guinea hens). We DON'T want add new restrictions to the rural areas.**

**Walking Attraction downtown** (Planning Board looks at 14 factors with any downtown development. We should add foot traffic to the factors.)

- Museum in the Streets provides an attraction. Historic Commission if there is one, Chamber of Commerce if it is not.
- Flower boxes should be encouraged. (current concerns may be that they extend onto sidewalk or may be a DOT ROW problem)
- Sidewalk from downtown to Metcalf is in poor repair. We should fix it.
- Walking path should be added to Carlton Mill from back parking lot to Main St.
- Sidewalks should be required as part of the ordinance in any downtown development.
- We need to make walking safer at top of the hill.
- Need a sidewalk along Nickerbacker.
- Need some easy walks, some difficult (diamond) walks.
- Connect the walking loop!

Need reason to walk:

There needs to be things to do.

We need little stores, restaurants.

How to generate events.

**Use Norcross Point for Music Festivals** with town promotion. Get anchor bands and regular schedule. Anchor band that will draw people in will cost money but will bring people in. Volunteer bands are possible also. School bands could play. Parking is an issue but would be ok just like it is on July 4<sup>th</sup>. Don't need to make money but need sponsorship to help. Fort Kent has become a mecca for fun events. Block party down at the beach. Could pick a charity within the community. UMA's jazz program would be great to have. NE Country Music Association could be a resource. Need a consistent sponsor. Maybe Chamber of Commerce could be catalyst to bring energies together. Keep it somewhat small to protect the area. Elizabeth McKenney very generously offered to spearhead this effort.

**Enhance the Beach**, it needs to be cleaned up – glass, language, trash. Bicycle cop was very successful, bring sand back to the beach (Lonney has a plan), request removal of the old dock, address the erosion/flooding issue, enhance Legion area, offer kayak rentals. We could make the beach open to non-residents through a day pass (\$) as done in the past. Would need increased patrolling by police. If it could be regulated, maintained it would be ok to open it up and thereby bring revenue into town. Tight area and very limited parking on hot summer days.

Other options: Halloween parade (Maxine Pray offered to help organize), Gary Crocker event, need to encourage people who have a vested interest in some of these things happening to help get them organized.

Need a marketing plan for downtown Winthrop. Work with WKEDA. (Ken, Sarah, Jack, Dick Dyer).

Next meeting: Monday, December 14 7:00 p.m.

Agenda

- Mill Stream – proposed walking path
- Public Restrooms in the downtown
- Patrice's list of General Agreements thus far
- How we would like to see information presented in the draft Plan