

Winthrop Comprehensive Planning Committee
March 22, 2010

Meeting opened by Patrice Putman, Chairperson at 7:00 PM

1. Discussion regarding efforts to pull information together for a rough draft by April 1, 2010
2. Process statement to require? town to abide by Plan recommendations

Jack Kaiser provided a Land Use Working Group handout from his committee of three – A. Wess, Harold Burnett and Jack Kaiser that contained six recommendations.

Followed up from September meeting and discussions on the same subject..

Chris Huck provided group with vital information regarding projected growth.

Chris suggested that 350 units (600-650 acres) needed for the next 20 years somewhere in Winthrop, avoiding sprawl and using water and sewer in designated growth areas.

The committee handout incorporated into minutes for factual background by the committee. (Request electronic copy from the committee.)

The handout provides specific details of the recommendations regarding growth areas, including zoning changes, smaller lot sizes, and introduction of sewer lines and water lines. Specifically, combination of limited and general residential zones into a single zone utilizing the best of each zone's characteristics

Suggested areas include:

- Old Lewiston, Turkey Lane, and Soper Road (in that order) - Southern area (Priority)
- Eastern and western sides of Route 41 and Sturtevant Hill road - Northern area

Dan Wells provided specific details regarding sewer and water provisions of current rules and regulations.

Considerable discussion followed regarding the basic principles behind the targeted growth areas and defining land uses involved in this process. As one would expect, there were a wide variety of opinions regarding the definitions and the best alternatives to pursue.

Chris spoke to expanding the village area into adjacent areas... with mixed results . The committee accepted the group's suggestion to consider this difficult task.

Discussion followed regarding areas that need protection from development.

Several members recommended that the current zoning map be provided in electronic format for use by the group and the community.

Next meeting scheduled for April 12, 2010 in the Police Department conference room. At that time we will begin the discussions of the draft plan that Chris Huck will get to us on or by April 1st.