

Winthrop Comprehensive Planning Process
Housing 2
October 26, 2009

Board Attendance:

Patrice Putman
Ken Johnson
John Callinah
Harold Burnett

Jack Kaiser
John Carpenter
Phil Locashio
Kristen Bartlett

Town Support:

Chris Huck, KVCOG
Cornell Knight, Town Manager

Community Members: Roger Lajeunesse

7:00 pm — Meeting opens

We reviewed the recommendations from the previous meetings where housing was discussed. Suggestions included allowing higher density housing behind Greenwood, Old Lewiston, Turkey Lane, and Highland Ave. It was agreed that we would need water and sewer as increased density is allowed.

The question arose as to how we can allow increased densities without getting into subdivision requirement challenges. Five year requirements are in play.

If we enable a developer to have more lots, then the sewer and water option becomes more financially feasible. Our role is to plan so that development does not happen piecemeal because it becomes too expensive. District fronts the money but developers pay their fair share of the expansion. District is reimbursed by developer. We want to grow gradually out from the town center.

- Prefer higher density housing to be near existing water and sewer lines. We want to get the most out of our existing infrastructure.

Plan: find out where the cheapest places to expand sewer lines.

- One priority is filling the schools – and the desire to have higher density housing for attracting young families.
- Royal St. is ideal for mixed use housing. Condominiums, apartments, town houses with a sprinkle of retail.
- We need to set the conditions so they are attractive to developers.
- Congregate housing should be rezoned to be allowed (non-mother-in-law) Allow a non-family member to rent space under the same roof or near roof. Allow a small efficiency guest house. Allow separate kitchen and a separate entrance in one house = an accessory apartment should not require additional acreage.
- Allow renovating house to allow an apartment within the existing structure. Must have room for the one parking. Needs code enforcement approval. ?Need to change ordinance to allow unrelated people to live together. Lakeside apartments

warrant additional scrutiny to verify quality of septic system. Environmental impact should be predetermined.

- If adding an el for a second unit onto an existing house must meet existing setbacks.
- Second house on same lot should require additional lot requirement.
- Allow town houses, apartments, condominiums in Royal St., Depot St., and Mechanic St and downtown – a planned unit development with shared green space. These should be “affordable” if possible. Zoning will need to be changed to allow condominiums. Retail and office space will also be allowed including in the same building as housing.
- Work with Maine State Housing for low income housing in Winthrop Commerce Center like what they did with the North Berwick Mill. Apply for Maine Historic tax credit or designation. Apply for grants.
- Look for senior and mixed housing development opportunities. Consider forming a housing authority.

To qualify as “low-income” the target is \$110,000 (using most recent data). Difficult to do on a single-family lot.

KVCOG projected 32 new houses a year. Requirement that 10% should be affordable (3/yr). Ideal is to have a range: seniors with only social security and young families that make \$30,000 and have difficulty buying a home. Can also include rental units to help fill the requirement.

Current Zoning requirements:

Limited residential= 40,000 s.f. on sewer.

General=30,000 on sewer

Village=3,500 on sewer

The area around Greenwood, etc is thought of as a very attractive area of town. Assuming most of the lots are grandfathered in at 10,000 (current zoning is for 40,000), would it be okay to go back to 10,000 to provide for more dense housing in-town? In areas above lake (such as this) the issue of runoff from lawns (as opposed to trees which would hold water) can affect the quality of the lake. Assuming the environmental impact was minimal, would 10,000 sq.ft. be okay? Last time something in this area was tried that loosened the zoning (apartment complex followed by low-income single family housing) there was a massive outcry against it. If any change was to be thought about it would need to be handled with more discussion.

Old Lewiston road is also a possibility for more dense development. Water and sewer would need to be extended, but there is already limited access to 202 which would help avoid traffic problems. However, if the lots were 40,000 it would be very uneconomical to extend sewer across 200’ of road frontage just to reach all of the houses. Clustered houses or deep lots with narrow road frontage would be a possible solution to this problem.

Next meeting: Residential Agriculture

Next Meeting: Monday, November 9, 2009 Residential Agriculture