

Winthrop Comprehensive Planning meeting  
April 12, 2010 Minutes

Attending: Chris Huck, Ken, Phil, Dan Wells (sewer & water), Andy, Jack, John Callahan, Maxine Pray, John Carpenter, Bill Monagal (Cobbesssee Water District)

This was our first opportunity to begin reviewing the first draft of the Plan.

Discussion: Need a better marketing slogan (Patrice suggested “Winthrop: We play outdoors”). Should be something that a marketing group starts to look at. We would like something a bit more unique, dynamic, and descriptive of the community we want to be.

Vision statement: page 3. Suggest adding a section on Winthrop being a service center. Hannaford had been very surprised at what a draw we are from other towns. Add Recreational Economy bullet. The section on demographics shows a large part of the population aging. We need more services appropriate to seniors. Will need to work more into a service sector. Want to attract younger families for schools – but need to not overburden infrastructure. Medical Center is attractive to seniors as is Hannaford.

Annabessacook Lake does still have access in Monmouth – no good parking, erosion.

Two nursing homes draw from many towns. We don't have assistant living. Andy said there is a new adult community behind floor store on 202.

Question: Will the 2010 census impact our recommendations? If there is a major shift in census we could revise but there probably will not need to be too much of a shift in recommendations.

Page 12: Projection of job growths: many in Winthrop commute to Augusta. People from other places come to Winthrop to work. Difficult to project accurately. Number of jobs trends to the number of households more so than population.

**Chapter 4 Recommendations** see landuse recommendations

c) make 2 paragraphs (John Callahan)

Downtown develop a mix of retail, restaurant, professional office space; Royal St nice commercial/retail 202 attract light manufacturing warehouse office buildings, **not looking** for big box or strip malls. Need to be more specific to planning. John will send suggestions to Chris, Jack will work with Chris to get the language right.

Suggestion of high impact allowance for Royal St. Jack and Andy will present recommendations to us soon.

Priorities: Downtown, 202, Royal St

Chapter 5: Recommendations Housing

Water should be handled on site. Winthrop setbacks may not allow septic and well to be far enough away (100 feet). Need Bill Monagal's recommendation on handling runoff on site.

Landuse group suggested growth areas sewer to 30,000, without sewer 2 acres. When questioned why we need two acres minimum if not on sewer (state requires just 20,000 square feet for septic), the response

was that we want to encourage growth areas and higher density housing where there is sewer. Some are uncomfortable with less than 2 acres on septic.

There was the strong suggestion that we simplify the land use planning.

We want growth areas to have denser housing and to be on sewer.

Priorities: c, d, e i

Need a meeting with Manchester: May 3<sup>rd</sup> or 17<sup>th</sup>. Lakeside Motel if it is a nice evening Manchester firehouse. Invite Readfield. E-mail Chris with preferred.

Next meeting: April 26<sup>th</sup>. 7:00

We will continue to go over as much as of the plan as we can.