

This Saturday, from 9:00 to 1:00 (8:30 coffee) at the Winthrop Town Hall, The Winthrop Comprehensive Planning Committee will be discussing and prioritizing their proposed recommendations for Winthrop. The public, public officials, and all community leaders are all encouraged to attend. People interested in preserving Winthrop environment, or encouraging Winthrop's economy, or ensuring adequate housing, or promoting recreational opportunities, or controlling Winthrop's property taxes, or more are all encouraged to attend and participate in this discussion.

Minutes of all meetings since we began the Comprehensive Planning process are on the Winthrop Town website.

Please forward this on to any Winthrop resident who you think might be interested in participating in this discussion of Winthrop's priorities and its future.

Proposed Recommendations.

Agriculture and Forestry Recommendations

GOAL: To maintain healthy farm and forest lands for the benefit and use of landowners and residents. To maintain Winthrop's rural heritage by encouraging commercial and residential scale farming. To preserve Winthrop working forests.

1. develop town ordinances that discourage splitting of lots into sizes that convert wooded parcels, which are currently suitable for forest management (for example, greater than 25 acres), to something much smaller.
2. discourage the enactment of noise and odor ("nuisance") ordinances or zoning that essentially restricts the location of agricultural and forestry activities.
3. enforce existing water quality protection regulations and encourage farm and forest owners to utilize best management practices.
4. encourage landowners to enroll suitable lands into current-use property tax programs, such as Tree Growth, Farmland, and Open Space.

5. encourage residents and school lunch suppliers to buy locally grown produce.
6. educate residents about community supported agriculture (CSA), farm stands, and farmers' markets.
7. acquire land to site a/several community gardens and a town forest.
8. Congratulate farmers and forestland owners who promote local agriculture and economic development. (we should applaud Stevensons Farm Stand as much as Hannaford for their recent efforts).
9. Encourage participation in the Farm and Open Space Program
10. Ease existing restrictions on residential agriculture and husbandry.
11. Continue to promote the tree growth program

Economic Development

1. Develop Marketing Plans for Downtown Winthrop and Winthrop as a whole (WKEDA and WACC)
2. Encourage retail development in the downtown area and business development (office space, light manufacturing, distribution, warehousing) in the Route 202 Corridor. (Planning Board, WKEDA)
3. Expand the Downtown Growth Area to include Western Avenue from Rambler Road to Kaplan Electric, and Royal, Bowdoin, Summer and Center Streets. (Town Council and Planning Board)
4. Review existing ordinances to remove impediments to business development in the Downtown. (Planning Board)
5. Enhance the experience of visiting the Winthrop Downtown area by:
 - a. Develop walking path from the Carlton Mill to Norcross Point (Town Council)

- b. Encourage activities to bring more people to the Winthrop Downtown, such as a “water festival” on Lake Maranacook and a “street fair” on Maine Street. (WACC)
- 6. Redevelop the Bonafide Mill/ Royal Street area. (WKEDA)
- 7. Develop a Downtown beautification project (WACC, WKEDA)
- 8. Town provide financial support for (WACC and WKEDA)
- 9. Explore development of a municipal parking area and public restrooms for downtown (Town Council)
- 10. Establish a regular, friendly police presence in the Downtown and Town Beach areas to serve as a deterrent to mischief and keeping a pleasant atmosphere in the area so people feel comfortable using the facilities, shopping, etc. (Town Council, Winthrop Police)

Historical and Archeological Recommendations

GOAL:

To incorporate into local governance a formal means for preserving and protecting the town’s historical and archeological resources and for integrating these resources into the community’s educational, cultural, economic development and land use planning initiatives.

- 1. Establish a Town of Winthrop Historical Commission as a formal unit of local government
- 2. Ensure that local ordinances require Planning Board review of new development proposals for purposes of protecting and preserving existing historic and archeological resources.
- 3 Identify funding to continue the preservation and cataloguing of the Town’s historic documents.
- 4 Conduct a professional survey for historic archeological sites.
- 5 Identify properties that may be eligible for nomination to the National Register of Historic Places and to work with property owners interested in pursuing designation on Register.
- 6 Incorporate historical and archeological information into materials produced by other public and private organizations promoting tourism or other economic development activities.
- 7 Engage academic institutions at all levels within the region to participate in preservation projects as appropriate by offering community service and educational advancement opportunities.
- 8 Initiate process for establishing a facility to house historical and archeological materials, provide a base for research and educational activities, and public displays, lectures, etc.
- 9 Identify and pursue public and private funding for historic and archeological preservation, educational, and related activities, including seeking

to become a “Certified Local Government Program” through the Maine Historic Preservation Commission.

10 Coordinate local initiatives with MHPC in order to maximize opportunities for efficient use of resources.

Housing Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.

1. Look at zoning ordinance to determine if certain aspects of it are discouraging lower priced housing (ex: 2 acre minimums, accessory apt. limitations, attached in-law apartment requirements, or the feasibility of tying size of house to lot size required).
2. Look to other towns to see what has worked to allow them to ensure the provision of lower cost housing units (both rental and owned) that are compatible with the community.
3. Pursue grant funding for proving energy efficiency improvements in older homes (green committee already tackling this issue)
4. Consider changes in the ordinances to allow “congregate housing” or the ability to create a separate apartment for rent to unrelated persons within an existing single family structure.
5. Further explore multiple senior housing options within the downtown (condos and new rental apartments)
6. Consider providing exceptions to subdivision requirements within families so properties could be easily divided within a family (support multigenerational living arrangements) but each could still have their own house.

Land Use Recommendations

- 1 All land bordering Route 202, not zoned Resource protection, Shore land, Wetland, Public water supply, Stream protection or Wildlife habitat, changed to General Commercial out to a minimum distance of 500 feet from 202. In cases where there is less than 500 feet to the protected zone the commercial zone should be stopped at that boundary.
- 2 Combine the Limited residential and general residential districts with the intent of creating one district with the least restrictive environment for development
- 3 Extend the General Residential district to encompass some distance out

Turkey Lane, Old Lewiston

Rd., Annabessacook Rd., Sturtevant Hill Rd. and Case Rd.

4 Require Winthrop Utilities District to develop a plan to extend water and Sewer

service to the above areas and Route 135 to allow for higher density residential development.

5 Amend the Town of Winthrop Zoning Ordinance to allow new residential uses without restriction in

the general commercial Zone (Bottom of page 20 of the July 31,2007 Town of Winthrop Zoning Ordinance)

6 Amend dimensional Requirements < page 22A of the July 31,2007 Town of Winthrop Zoning Ordinance) to allow a minimum lot size with sewer of 40,000 sq feet in all districts except GR which is currently 30,000 sq ft.

7 There should be no restrictions on retailers Chains Big box etc. Current land use restrictions Dimensional requirements etc should be applied to all applications. Instead of selectively discriminating against certain businesses

NATURAL RESOURCES Recommendations

A. Geology, Soils and Topography

Goal: To preserve and protect the soil, the groundwater, and the surface water by ensuring that local standards for managing development activity contain adequate erosion control and storm-water management and phosphorus control plans.

Recommendations:

1. Evaluate local ordinances by the standards recommended by the Natural Resource Conservation Service's publication Soil Survey Data for Growth Management in

Kennebec County, Maine (1989) in order to assess the need and feasibility of updating local standards.

2. Assess the implications of “low impact storm-water” techniques on future development plans.
3. Identify undeveloped sites with slopes greater than 20% in order that prospective developers

of these sites can be informed early in the permitting process of the prohibitions on development, as well as the costs associated with proceeding if a variance were to be granted

B. Ground Water

Goal: To protect all sources of ground-water from potential contamination from point and non-point sources.

Recommendations:

1. Require new commercial/industrial developments that involve toxic chemicals or waste products to have spill control plan and containment systems.
2. Identify and collaborate with other governmental agencies and organizations and with private non-profit organizations in order to develop and disseminate information to identify threats to ground water and to emphasize Best Management Techniques. Target audience should include farmers, loggers, lawn care, and road maintenance enterprises.
3. Review local zoning ordinances to ensure adequacy of regulations regarding protection of ground water resources.
4. Continue collaboration with other governmental and private non-profit organizations locally and regionally in efforts to monitor, protect, and improve water quality.

C. Surface Water

Goal:

1. To protect surface water resources from pollution and improve water quality where needed
2. To protect current and potential drinking water sources.
3. To cooperate with neighboring communities and regional advocacy groups to protect water resources.

Recommendations:

1. Initiate collaboration with appropriate state agencies, Cobbossee Water District, Friends of Cobbossee and selected/all (?) private (camp) road associations to propose standards for road construction/maintenance as they affect water quality.
2. Continue efforts to prevent the spread of invasive water plants through active membership in CWD.
3. Ensure residential property owners are aware of, and comply with local ordinances governing renovation of existing buildings and addition of new ancillary buildings (e.g., garages, sheds, guest cottages, etc.) and other regulated construction work in shoreline areas

D. Wetlands

Goal: To preserve and protect wetlands from development including filling or draining in order to maintain their value and benefit to the local water system and to wildlife (birds, fish, and aquatic mammals).

Recommendations:

1. Continue to require applicants for land use permits to demonstrate that the proposed use will not adversely affect wetlands identified in the Water Resources Map (National Wetlands Inventory and Maine Department of Inland Fisheries and Wildlife)
2. To work with appropriate State agencies to map vernal pools, to identify those that are essential breeding habitat for wildlife, and assess impact of including these area under wetland protection provisions.

E. Wildlife Habitats

Goal: To protect undeveloped areas identified as wildlife habitat by ensuring that land uses

approved for these areas will allow sustained and compatible existence of the wildlife resources.

Recommendations:

1. Conduct a field evaluation of wildlife habitats to compare to and to verify already mapped areas.
2. Continue to require applicants for land use permits to demonstrate that the proposed use will not adversely affect regulated wildlife habitats.

F. Plant Life Habitats

Goal: To protect areas identified as containing valuable or endangered plants, trees, and vegetation.

Recommendations:

1. Ensure that zoning ordinances under Planning Board's jurisdiction include valuable or rare plants, trees and vegetation in its consideration of open space requirement for "rare or irreplaceable natural resources".

G. Scenic Views

No Recommendations:

H Renewable Energy

Goal: To promote energy conservation and the effective use of renewable energy resources.

Recommendations:

1. Create a receptive legal environment that fosters green buildings , energy efficiency, and the utilization of renewable energy resources.

PUBLIC FACILITIES

GOAL: To provide and maintain up to date facilities to accommodate education, public health and safety, recreation and transportation.

1. Provide new fire station on newly acquired site on route 202.
2. Together with Bailey Library Trustees and private sector funding, provide addition to existing library on former Masonic Hall site.
3. Utilizing grant monies, convert former EMS building on Town Hall Lane to a new Community Center.
4. Utilize recently acquired buildings on Annabessacook Road.
5. Provide a sand and salt shed on Annabessacook Road site.
6. Develop a roads improvement plan with specific goals.
7. Provide more public rest rooms in downtown area.
8. Provide repairs and permanent solution to erosion at Norcross Point.

9. Enlarge upon fitness trails at high school.
10. Improve middle school soccer field.
11. Maintain and improve trails at Mt. Pisgah.
12. Encourage private sector to provide new track at the high school.
13. Explore possibility of a walking trail along the mill stream.

RECREATION

GOAL: To promote, enhance and sustain recreational opportunities in Winthrop.

1. Reinststate a permanent recreation committee to maintain and expand formal and informal children's and adult's programs.
2. Market Winthrop recreation within the town, out to surrounding communities, and to potential visitors from beyond.
3. Promote annual events such as :
 - Art Shows
 - Bass Tournament
 - Winterfest
 - Summerfest
 - Town Day
 - Regattas
4. Pursue development of walking paths around and through downtown.
5. Create a safe pedestrian/bicycle link over or under Rt. 202.
6. Promote indoor non-sport activities such as crafts, music, and card games, utilizing proposed new community center and existing Town Hall multi-purpose room.
7. Encourage Town government to allocate resources to facilitate recreational activities.
8. Work with surrounding towns to create regional activities.
9. Provide a welcoming environment for visitors.

Thanks for your interest and participation.

Patrice Putman

Chair, Winthrop Comprehensive Planning Committee