

**Winthrop Planning Board  
Meeting Minutes  
Wednesday, September 7, 2005  
Winthrop Town Office**

Chairman Eric Robbins called the meeting to order at 7:04 PM.

- **Roll Call**

Planning Board Members Present: Eric Robbins, Robert Ashby, Edward Vigneault, Bryant Hoffman, Rick O'Brien, Andrew Flint, Clark Phinney, Beth Young (CEO), and Julie Winberg (Secretary).

Planning Board Members Absent: Steve Robbins and Jon Leonard.

- **Public Hearing** - Ordered that the Winthrop Planning Board meet to consider the following items:

05-14 **Case # 193** – Donald Lenfest - requests a conditional use permit for earthmoving *for additions to an existing single-family residence* in the Shoreland Zoning District, 74 Beechwood Drive, (Town Map 48 Lot 21E).

Steven Wood, builder, presented the Board with a more detailed description of this project which involves the building of a 2-bay garage, one bedroom, and a breezeway. All set back requirements have been met.

Chairman Robbins read the following letter from Mr. Jeffrey A. Tracy into the record. It reads as follows:

*To the Members of the Winthrop Planning Board:*

*I am writing in reference to Case #193 (Donald Lenfest conditional use earthmoving permit).*

*I do not object tot his earth moving permit. I am, however, writing to make the Planning Board, Mr. Lenfest and his earthmoving contractor aware that the drainage ditch and culvert in front of this property along Memorial Drive has had a long history of drainage problems. This area has filled or clogged with material such that the runoff has traveled across the street rather than along the ditch and through the culvert under the street. (This has often been the case during late spring when alternating periods of freezing and thawing compound the problem). This situation creates a travel hazard as well as an increased runoff load for the lake.*

*I am pointing this out in the hope that the proposed earthmoving can be accomplished in such a way as to not make the current situation any worse and perhaps (if the opportunity exists) to make it better.*

*Sincerely,  
Jeffrey A. Tracy*

The Board received this letter on September 7, 2005. Mr. Wood was not aware of this letter, however, he is now sensitive to the problems of runoff but feels that this project will not increase it whatsoever. There is an existing structure now. There will not be any reseeding or landscaping but mulch will be used to prevent runoff. The topography would not change. The driveway already exists and will change only slightly. The expectation of dirt yardage is approximately 179'. The expected time frame is immediate.

Chairman Robbins closed the public hearing.

After further discussion it was noted that the site diagram showed 3 lots. The CEO explained that the lots were purchased together and are now combined so that Lot 21E is one whole lot for tax purposes.

Motion made by Rick O'Brien that **Case # 193** – Donald Lenfest – request for a conditional use permit for earthmoving *for additions to an existing single family residence* in the Shoreland Zoning District, 74 Beechwood Drive, (Town Map 48 Lot 21E) be approved with factors 2, 6, and 7.

Robert Ashby seconded the motion.

The vote was unanimous.

05-15 **Case # 194** – Albert Bilodeau/ NRL Builders – requests a conditional use permit for earthmoving *for a single-family dwelling* in the Wetland Protection Zoning District, Route 135 and Longfellow Lane, (Town Map 3 Part of Lot 9B).

Mr. Red LaLiberte was in attendance to answer any of the Board's questions reference his project. The Board determined that Mr. LaLiberte was the builder as well as the co-owner of the land, owning it jointly with Mr. Bilodeau.

The CEO brought to the attention of the Board that the area shown on the application was originally rezoned in January 1995. This town map shows the wetland protection zone as 250'.

The map that is attached to this application shows an area of 350'. This is not consistent with the town's zoning map. However, it is well within the code requirement for wetland protection. The house that is being proposed is not an issue as it is well beyond the wetland requirement.

Chairman Robins closed the public portion of the hearing.

After some discussion amongst the Board members the following is a summary of the Board's decision. Case #194 is in the wetland-zoning district and is entitled to a single family dwelling with a codes permit. For the earth-moving request, a conditional use permit must be granted. This new structure will be set well back from the wetlands and the topography supports wetland vegetation. The wetlands do not extend to the lake and are quite a distance from the actual site. The access road will be Longfellow and not Route 135. The septic has been approved for a 3-bedroom home. No dirt will be hauled away as it will all be used at the site.

There was no further discussion.

Motion was made by Robert Ashby that **Case # 194** – Albert Bilodeau/ NRL Builders – request for a conditional use permit for earthmoving *for a single family dwelling* in the Wetland Protection Zoning District, Route 135 and Longfellow Lane, (Town Map 3 Part of Lot 9B) be approved with factors 2, 6, and 7.

Rick O'Brien seconded motion.

The vote was unanimous.

- **Other Business**

The CEO informed the Board that the Agenda for the meeting scheduled on September 21, 2005 is a large one and requested that all members try to attend in order to have a quorum.

Approval of Minutes:

Motion by Rick O'Brien, and seconded by Bryant Hoffman, that the minutes of August 17, 2005 be approved. The vote was unanimous (7-0).

- **Adjournment**

Chairman Robbins adjourned the meeting at 7:40 p.m. with a unanimous vote (7-0).