

Winthrop Comprehensive Planning Process
Where to Grow, What to Protect
October 13, 2009

Board Attendance:

Patrice Putman
Andy Wess
Sarah Fuller
John Callinah
Harold Burnett
Jack Kaiser

John Carpenter
Phil Locashio
Kristen Bartlett
Brian Ketchen
Jim Norris

Town Support:

Chris Huck, KVCOG

Community Members: Jim Connors, Russ Hazzard, Theresa Kerchner, Pricilla Jenkins, and others

7:00 pm — Meeting opens

The Committee and public sat around a table covered with a large map of Winthrop to discussed areas that should be protected.

The following principles were suggested and generally agreed to:

Open Spaces, Places to Protect

- If there are areas that are already protected, we should add to them to get the best benefit.
- We should protect areas around our water resources to that we can protect our water quality.
- We should protect our most valued views.
- We should protect some of our unique “gems” – places with easy access, where we can find quiet, where people can walk along wooded trails, where we can fish or canoe, where development is restricted to preserve the quiet rustic nature; places like Jamie’s Pond in Hallowell. “Gems” that we should protect include:
 - Carlton Pond,
 - Nancy’s Bog,
 - Berry’s Pond, and
 - Little Cobbossee on the north side near 202.
- We should add to the protected acreage on and near Mt. Pisgah and create and protect trails for public use on and near the mountain.
- We should protect areas that support biodiversity.
- We should encourage tree growth, back lands for working forests.
- We should protect farm and forests and trails.
- We should use conservation easements to protect desired open spaces.
- We should protect areas that are connected to other protected areas to support biodiversity – such as the Sturtevant Hill area near Readfield’s protected areas. We should connect trails within Winthrop and to adjacent communities.

- We should support small parks and open spaces within the residential communities.
- There should be a committee to create a full open space plan that is in compliance with these recommendations.

Where to Grow:

- Royal Street area should be redeveloped for commercial, retail, and high density residential use.
- We should allow high density housing:
 - in the village area,
 - behind Greenwood Ave,
 - on Old Lewiston Road behind 202,
 - on Turkey Lane, and
 - on Highland Avenue across 202.

The allowance for high density housing should be gradual and expand outward only as those areas closer to town have been filled in and as sewer and water have been expanded to these areas.

- Commercial development should be allowed along 202 where environmental constraints do not preclude it, however, access onto 202 should be very limited with large or multiple employers sharing access and the wooded views along 202 protected.
- We should protect the visual integrity of Main St. through historic preservation and architectural compliance ordinances for new development.
- We should have visually attractive entries to the Winthrop downtown.
- The Winthrop Planning Board and Town Council should develop new town ordinances to comply with these recommendations.

Next meeting: October 26: Housing: Part 2

1. Further explore multiple senior housing options within the downtown (condos and new rental apartments)
2. Pursue grant funding for proving energy efficiency improvements in older homes (green committee already tackling this issue)
3. 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
 - Options for Senior Housing:
 - Options for young families
 - Workforce housing
 - Housing Authority possibility