

Proposed Calendar of Comprehensive Planning Meetings

Sept. 28: Marketing and Communication:

1. How to best advertise what we already have and promote what we want.
2. Identify specific activities and opportunities in Winthrop that we want to promote.
3. Identify best ways to communicate.
4. Develop Marketing Plans for Downtown Winthrop and Winthrop as a whole (WKEDA and WACC)

October 13 (Tuesday) Where and how do we grow?

Housing

- Where do we want to increase density?
- Where do we want to have large lot requirements

Forests, Farms, and Woodlots:

- What should be the ability to split lots?
- Carrots and Sticks to protect Forests, Farms, and Woodlots

Commercial Property

- Big Box vs. No Big Box, National franchises vs quaint local
- Where and how much

Places we should protect

October 26: Housing

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

November 9: Residential Agriculture

- Sustainability
- Reasonable use: chickens, horses, and pigs
- What makes the most sense?
- Community gardens

November 23: Economic Development in the Downtown

1. Explore development of municipal parking and public restrooms for downtown (Town Council)
2. Redevelop the Bonafide Mill/ Royal Street area. (WKEDA)

December 14: Mill Stream area:

Develop walking path from the Carlton Mill to Norcross Point

January 11: Economic Development outside of the Downtown

- Supporting local business – as local businesses support us
- How to bring in the businesses we want

- Recreational economy

January 25: Planning for Significant Fun Community Events:

1. 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)
2. Promote annual events such as :

Art Shows	Summer Fest
Bass Tournament	Town Day
Winterfest	Regattas

February 22: Private Roads –

- How to collaborate to encourage best practices for water protection,
- Road set back options
- Promote best practices for the maintenance of private roads in resource protected zones. Legally chartered or incorporated road associations that spend at least 15% of their annual budget to this end can immediately be eligible to receive a reimbursement from the town for 25% of their total annual expenditure for such costs. If they maintain best practices, they may also go to state minimum zoning requirements for the properties in their association.

Water and Sewer:

- Are there existing plans for expansion? If so, where and at what cost?
- Connection to business and higher density housing
- Potential water impact
- Existing costs to customers and utilization

March 8: Preserving our History:

1. 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
2. Incorporate historical and archeological information into materials produced by other public and private organizations promoting tourism or other economic development activities.

March 22- Land use Review