

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, April 4, 2018
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:02 PM Call to Order

Present: Lou-Anne Parker, Rick O'Brien, Garrett Corbin, Ed Vigneault, David Lee, James King and Mark Arsenault-CEO

Meeting called to order by- Ed Vigneault at 7:03 Rick Came in at 7:10 and took the meeting over.

Public: Per sign in sheet, Barry McClusky

Case #507-Barry McClusky- Request a conditional use permit *for expansion of a non-conforming structure and Earth Moving of More than 25 Cubic yards* in the shoreland zones at 25 Memorial Dr. (M37 L58)

Mr. McClusky spoke on his behalf, the property has a steep drive-way going to the garage, and the back wall of the garage is blown out. He thought he wanted to dig down to lower the garage, the digging will be done under the current garage they want to do some remodeling, moving the laundry room.

They will add a little to the front of the garage, there is a retaining wall to hold the back of the hill. Mr. McClusky went to the zoning board and got his approval from them.

Rick asked if he was going to clip the corner of the house, he was answered yes. The roof will continue along in a straight line. The generator will be moved to follow the side lines.

Recapped,
Ed asked if there will be drainage under the new garage, He was explained that that is a 8 full wall behind the house, the rest of the house, is a 4 ft wall. The drainage will go under the house into the back.

Was asked where all the drainage is coming from- he answered the frost. The back wall has a membrane all along the wall. Currently the water runs right through the walls of the garage.

Mark stated that the contractor needs to be shoreland certified. Mr. McClusky stated he wants to make sure things are kept neat, and covered, and nothing blowing around.

Ed asked if there is a ditch of significance size on their side of Memorial Drive, he showed on the map, where the drainage and ditches are located.
Ed, asked if he knew of anyone, or himself doing the culverts,

The concern from ed is being super diligent to erosion control. Mark stated it would be.

Ed made a motion to move be approved with attention to erosion control on a particular sensitive site. David seconded it. All in favor and passed.

Other Business: Any questions for Colin Clark, for when he comes in to discuss the ordinance? Mark will have Collin Clark for the next meeting of the subcommittee.

----- would like to know how things have been going the last 3 years, he would like to know what the pros= & cons of these proposed planned.

Ed asked if he would have a view examples of near by towns that have developed it, maybe we could look over them.

We can make it more stringent, but not less.

Adjourned.

Respectfully submitted by Lou-Anne Parker - Secretary Planning Board