

**Winthrop Planning Board**  
**Meeting Minutes**  
**April 2, 2008**

***Present:*** Eric Robbins, ***Chairman:*** Rick O'Brien, Robert Ashby, Edward Vigneault, Bryant Hoffman, Clark Phinney, Ron Dyer, Beth Young (CEO)

7:00 PM Call to Order.

Public Hearings:

Item No.

**07-16**      **Case #279** – Ford Stevenson-requests a conditional use permit for a medium impact commercial use for a farm stand in the Limited Commercial Zoning District, US Route 202, (Town Map 9 Lot 45).

Mr. Stevenson was in attendance to present his application to the Board. Public in attendance were all in support of this request as well as all abutters who were notified with no negative response submitted.

This is a seasonal use with the possibility of opening year around should business warrant it. The area is primarily open field and the clearing that will take place will be centered on the structure itself.

The Department of Transportation have reviewed this application and submitted their support noting that the requirement have been met and that there will be 1000' of visibility east and west reducing any of their concerns. This section of Route 202 expands to four lanes. It is almost directly across from Route 135 South. The parking area will be along side the building which will be placed approximately 50' back from the road.

The parking area calculations were based on the area accessed to the public, one parking space per 150 square feet. The parking spot behind the building will be access for supply deliveries and staff. This will not be customer parking. A well and septic may be put in next year which will include a bathroom.

DOT is cognizant of the fast pace road that this farm stand will be placed, but the 1000' visibility each way makes it acceptable. People traveling from Augusta have the turning lane for their access.

The State permit has noted that they are allowing 50 trips per day. This was discussed as a result that this farm stand is considered a reduced use and not a high use. This breaks down to approximately 25 customers per day which seemed to be a low number. The applicant noted that that battle will be fought should the problem arise at a later date with the State. The Board noted that the State could not be too concerned about the location as they approved this site for this purpose but also noted that the Planning Board should keep this in mind as well.

Motion by O'Brien and seconded by Ashby to approve Case #279 – Ford Stevenson request for a conditional use permit for a medium impact commercial use for a farm stand in the Limited Commercial Zoning District, US Route 202, (Town Map 9 Lot 45) as submitted considering factors #2 and #6 are in place and that the applicant should keep in touch with the Code Enforcement Officer. The vote was unanimous.

## **07-17 Election of Officers**

Some discussion ensued on the election of officers noting Chairman Robbins' request that he will not be seeking election for Chairman for another year.

Nominations were as follows: Rick O'Brien as Chairman, Clark Phinney as Vice Chairman, and Robert Ashby to continue as Secretary.

Vote passed unanimously.

## **Approval of any minutes.**

Minutes were approved by a unanimous vote with one editing error in the last paragraph for the first case. The word 'as' should be deleted.

## **Adjournment.**

Motion made by Phinney and seconded by Vigneault the meeting adjourned with a unanimous vote at 8:30 p.m.