



**Winthrop Planning Board Meeting Minutes**  
**7 PM Wednesday, Aug. 23, 2023**  
**17 Highland Ave.**  
**and via Zoom**

<https://us06web.zoom.us/j/81407343464>

Meeting ID: 814 0734 3464

**Call To Order – Roll Call**

Chair David Lee \_\_x\_\_, Vice-Chair Edward Vignault \_\_x\_\_, Secretary Jaime Wolf \_\_x\_\_

Member Jim King \_\_\_\_, Member Donald Mattice \_\_x\_\_, Member Gregory Stewart \_\_

Member Bettie Harris-Howard \_\_x\_\_, Member (Alternate-voting today) Aaron Chase \_\_x\_\_

Member (Alternate-voting today) Richard Dorey \_\_x\_\_

**Case 23-01** Consideration of a request from John and Kayla Vachon for a conditional use permit for earth moving of more than 25 cubic yards in the general residential zone for the construction of a new garage on town map 37 lot 36.

- Applicant presentation- this is outside of the shore land zone. The right of way is grass. 4 ft frost walls, concrete slab.
- Public comment- no comment
- Board discussion- no other questions

**Motion:** Richard motions that **Case 23-01** Consideration of a request from John and Kayla Vachon for a conditional use permit for earth moving of more than 25 cubic yards in the general residential zone for the construction of a new garage on town map 37 lot 3b, be approved.

**Motion by:** Richard

**Second:** Bettie

**Vote:** 7-0 Approved

**Discussion** with KVCOG Community Planner Jessica Cobb about the Future Land Use chapter in the Comprehensive Plan update.

Board reviewed with Jessica, along with comprehensive plan members, Pat Ladd & Kristin Shumway. Jessica made real-time updates, and will send back to the board with updated notes.

**Other Business:**

CEO update: The building above Subway potentially will have new one bedroom apartments. The manor may become a recovery home for substance abuse. Winada Dr. has solar farm inquires.

Consideration of minutes from meeting held August 9, 2023. N/A

Adjourn

**Motion:** Move to adjourn meeting at 9:26 pm

**Motion by:** Richard                      **Second:** Ed

**Vote:** 7-0 approved