

COMPLETED

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, JANUARY 22, 2020
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:02 Call to Order

Present: Jim King, David Lee, Gary Dawbin, Lou-Anne Parker, Rick O'Brien, Ed Vigneault, Conrad Gilman, Justin Poirier, Don Mattice, Mark Arsenault – CEO

Public, per sign-in sheet: Peter Moulton

Case #561 – Peter Moulton/Laurie Rodrigue – Request for a conditional use permit for Earthmoving of 25+ cubic yards for a single family dwelling in the Shoreland Zone at 81 Lindholm Lane (Town Map 2 Lot 91).

Rick – would you like to give us a brief description. Peter Moulton – the sketch shows placement of the proposed house on the lot.

Rick – what's on the property now? Peter – an old foundation for a camp that used to be there, comprised of boulders/stones.

Rick – is the lot wooded? Peter – mostly but the house will go in the existing opening.

Rick – will there have to be trees removed? Peter – a few for the septic leach field and a couple by the road for the driveway.

Ed – do you have existing services? Peter – a dug well but it will be replaced by a drilled well and the septic system will be new.

Open to the Public

None.

Public portion closed

Lou-Anne – I make a motion that we accept Case #561 – Peter Moulton/Laurie Rodrigue – request for a conditional use permit for Earthmoving of 25+ cubic yards for a single family dwelling in the Shoreland Zone at 81 Lindholm Lane (Town Map 2 Lot 91) as written.

Ed seconded. Passed 7-0.

Approval of any Minutes

December 11, 2019 and January 8, 2020 minutes. Gary moves acceptance, Lou-Anne seconds. Approved 7-0.

Other Business

Rick – I'd like to report on a meeting I had with Mark, David, the town manager, Town Council chair and Andy. They wanted to talk about three things: marijuana, solar energy and the Village Zone. I proposed and they agreed with my idea to form a sub-committee to deal with the marijuana ordinance.

On solar, I'm not sure where we're going. There is growing interest in setting up solar arrays but that precludes residential development and is that okay. We decided there is nothing in the zoning ordinance that addresses it. So, we may want to designate it as a high impact commercial use thereby relegating it to four zones.

Finally the Village Zone. We talked about extending it up the hill to Hannaford and Audette's Hardware.

Jim – would that be to accommodate Barry Crowell's request? Rick - not necessarily but that certainly precipitated the discussion. Especially of the abrupt dimensional difference of lot sizes between Village and the other zones.

Jim – back to solar, I don't understand why it would be designated as high-impact. Mark – because if the activity doesn't make our list, it's automatically considered high-impact. The good news is that on the 12th which is our next meeting you'll receive a presentation from one of the solar companies.

Justin – applications for solar will become an issue quickly because the 600 megawatts available for sale in the state will be bid on this summer. Each receives tax credits but must be under 5 megawatts. Municipal solar arrays can be as big as needed as they do not participate in the program.

Meeting adjourned.

Respectively submitted by David Lee.