

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY, February 12, 2020**  
**7 PM**

**COMPLETED**

Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

**7:02 Call to Order**

Present: Jim King, David Lee, Gary Dawbin, Ed Vigneault, Conrad Gilman, Don Mattice, Mark Arsenault – CEO

Public, per sign-in sheet: Ryan Bailey, Sean Thies, Fred White, Debbi White, Sarah Fuller, Cate Parker

**Case #562 – Fred and Debbi White** – Request for a conditional use permit for construction of an accessory structure, a shed, in the Public Water Zone at 186 Upper Narrows Lane (Town Map 33 Lot 20).

Ed – can you give us a run-through of what you are proposing. Fred – we'd like to build an accessory structure for storage and a work bench. We own a 524 square foot single-wide we fell in love with last summer and moved into year-round. Given the size and shape of the lot, we'll need a setback variance from the road so we can construct a 24 by 24 foot shed.

Gary – the lot appears to be wooded, is it? Fred – not really, there's a dead birch tree that should be removed but no other trees need to be removed.

Ed – so it is your intention is to maintain a 100 foot setback from the lake and seek variances for the side and road setbacks. Fred – yes.

Open to the Public

Sarah Fuller – I know Fred and Debbi and welcome them to the town of Winthrop.

Public portion closed

Don – I make a motion that we approve Case #562 – Fred and Debbi White – request for a conditional use permit for construction of an accessory structure, a shed, in the Public Water Zone at 186 Upper Narrows Lane (Town Map 33 Lot 20), subject to approval of sideline and road setbacks by the ZBA.

Conrad seconded. Passed 6-0.

Approval of any Minutes

None.

## Other Business

### Solar

Ed – we have Ryan Bailey of Borrego Solar here to give us an update on a proposed solar farm. Ryan – I'm the project developer at Borrego Solar, here with Sean Thies a civil engineer with CES. We want to present informally a project at 201 Winthrop Center Road. It will be a 5 megawatt alternating current grid that will be participating in a solar program just passed by the Maine legislature.

Sean – the site is a former apple orchard with an existing road into the lot. The proposed plan shows the roadway moved somewhat north of the present location and the solar panel layout. Three to four inch screws are installed into the ground and affixed to a rack system for the panels. The area will remain grass, mowed a couple times and year, enclosed by a seven foot tall chain link fence. In the equipment area, we'll have a few buildings atop concrete slabs and may include battery storage.

Ed – how far will the project be from the pond and how big is the drop to it. Sean – at least 500 feet and a drop of about 50 feet.

Gary – how big an area will the array cover? Ryan – typically about 50% so roughly 10 acres of this 20 area site.

### Marijuana

Ed – we agreed to form a Planning Board marijuana sub-committee to put together a marijuana ordinance. Sarah – we need to form this committee so we can get it done. I know there has been some preliminary work completed already so we just need to get it on paper. Jim, Gary and David agreed to participate.

Don – what are the benefits for the town? Sarah – beyond application fees there is no revenue sharing with municipalities by the state although the legislature is looking into this.

David – the big question is where should the activity be located and how many of each are permitted.

**Meeting adjourned.**

Respectively submitted by David Lee.