

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, February 26, 2020
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:05 Call to Order

Present: David Lee, Gary Dawbin, Lou-Anne Parker, Rick O'Brien, Ed Vigneault, Conrad Gilman, Mark Arseneault – CEO

Public, per sign-in sheet: Charles Shaw

Case #564 – Charles and Nicole Shaw – Request for a conditional use permit for earthmoving of 25+ cubic yards for a Single Family Dwelling in the Shoreland Zone on Memorial Drive (Town Map 45 Lot 29).

Rick – we have one case tonight. Mark – the in-laws of the applicant received approval earlier from the board for a new garage. Now, the Shaws own the parcel and will need to do more earthmoving for the proposed home.

Rick – did the garage get built? Charles – no, it's been a parking area. We'd like to add a little more parking and site the house in the middle of the lot, a little further back from Memorial Drive.

Rick – is any of the proposed work within 100 feet of the lake? Charles – no.

Gary – it would be more helpful to me if there were set-back dimensions included in the sketch.

Ed – will there be a retaining wall against the hill? Charles – no and most of the excavation was completed earlier for the parking area.

Open to the Public

None.

Public portion closed

Gary – I move we approve Case #564 – Charles and Nicole Shaw – request for a conditional use permit for earthmoving of 25+ cubic yards for a Single Family Dwelling in the Shoreland Zone on Memorial Drive (Town Map 45 Lot 29).

Ed seconded. Passed 6-0.

Approval of any Minutes

January 22 and February 12, 2020 minutes. Ed moves acceptance, Conrad seconds. Approved 6-0.

Other Business

Solar

Briefly discussed the solar presentation of February 12. It lasted over an hour and was very informative.

Mark – here's the dilemma: solar farms appear to fall within the definition of essential services which would therefor require no board oversight. The plan is to present a proposed amendment at the next Town Council meeting on March 2.

Mapping

Mark – mapping of the town is finally underway. KVCOG is working on this for us and will digitize all of our maps. Then, they'll come to the board for any needed adjustments.

Marijuana

We'll adopt the same process used to update the Zoning Ordinance. E-mail to all interested parties and adjust as we go along. Once finalized, submit to the Town Council for adoption.

Meeting adjourned.

Respectively submitted by David Lee.