

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, May 6, 2020
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:00 Call to Order

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

Public: Matt Whitehouse, Patricia Ladd, Dan Wells, Andy Wess, Kevin Sturtevant, Greg Lucini, John Friend, Dan Wells, Bill Monagle

Rick – this will be our first Planning Board meeting using Zoom.

Case #566 – Matt Whitehouse – Request for a conditional use permit for earthmoving of more than 25 cubic yards in the Shoreland Zone for a single family dwelling at 455 Memorial Drive (Town Map 44 Lot 38).

Rick – can you give us a brief description of what you'd like to do. Matt – I'd like to build a two story, chalet style single family home with a garage under and a paved driveway.

Rick – are you on the opposite side from the lake? Matt – yes.

Don – does the height meet the new code? Mark – since its more than 100 feet from the lake, it meets the 35 foot requirement.

Ed – I don't see a dimension from the lake; is it more than 100 feet. Matt – yes. Ed – is there a ditch at the roadway? Matt – yes.

Open to the Public

Patricia Ladd – the work he's done is a tremendous asset to the town and will be a big improvement.

Public portion closed

Lou-Anne – I move Case #566 – Matt Whitehouse – request for a conditional use permit for earthmoving of more than 25 cubic yards in the Shoreland Zone for a single family dwelling at 455 Memorial Drive (Town Map 44 Lot 38) be approved as written with all of the necessary erosion control measures.

Gary seconded. Passed 7-0.

Case #567 – Kevin Sturtevant– Request for a conditional use permit for a medium impact Commercial use for the production and sale of Hard Cider in the Rural Zone at 799 Winthrop Center Road (Town Map 3 Lot 1A).

Rick – this is a new one on us; can you give us a thumbnail description. Kevin – with my two partners, we've dreamed of making cider for a while. We're looking to make between 6,000 and 10,000 gallons per year.

Rick – will you be adding any new structures? Kevin – we'll need an insulated location for the barrels as the cider ages and are considering a shipping container, but, we're still putting our overall plan together.

Gary – I don't see any apple orchards on the property; what's going to be your source? Kevin – we'd like to find local sources if possible.

Ed – the building labeled for production looks rather small. Kevin – the building is 35 feet by 17 feet. We don't need a lot of room as we just add yeast and allow the juice to ferment in the barrels. Ed – will you be selling a retail product at the tasting room? Kevin – yes, but with limited operating hours. Ed – you'll need water and septic systems for the business.

Lou-Anne – should we hold acceptance of this permit pending clarification of water and sewage issues?

Open to the Public

No comments.

Public portion closed

Ed – I move that Case #567 – Kevin Sturtevant – request for a conditional use permit for a medium impact Commercial use for the production and sale of Hard Cider in the Rural Zone at 799 Winthrop Center Road (Town Map 3 Lot 1A) be approved with the conditions that requirements for water supply and septic capacity be met.

Lou-Anne seconded. Passed 7-0.

Case #568 – Anthony Wess– Request for a conditional use permit for Essential Services through a Solar Farm in the Public Water/Rural Zones at 87 Winthrop Center Road (Town Map 9 Lot 7).

Rick – Andy, I see you have a couple representatives with you. Greg – I'm president of ISM Solar, based in Providence, Rhode Island, 30 years in the electronics business, six years in solar. We currently have 13 projects in Maine, the closest in Augusta.

John – we signed an LOI with Andy to lease his land back in January, for 25 years and three five options. The site plan shows 19 acres of solar panels, connecting to two single phase lines which will be upgraded to three-phase and connecting with the Route 202 poles. We require no waivers.

Gary – how big is the array and where will connect? John – it will generate 6.2 megawatts (MW) DC or 5.0 MW AC, connect to upgraded poles on Winthrop Center Road and 202, and to the Winthrop sub-station.

Rick – why is so much of the array in the Public Water Zone. Greg – for the project to be viable, we need close to 20 acres to generate the 5 megawatts of power to compete with other generators.

Ed – will any of the clearing extend beyond the fence line? Greg – not as part of our project. Andy may harvest some trees as part of his forestry program. In addition, we'll prepare a storm water plan to control run-off from the site.

Greg – let me answer some of the additional questions. Does the grass get mowed 4 times per year? No, only once. The other up to three annual visits are to complete any required maintenance. Will there be any income generated? Taxes will be paid to the town; importantly, unlike housing, there will be no added expense to the municipality e.g. schools. Will the entire 19 acres be clear-cut? Yes. How long is construction? Typically about six months.

Dan – the solar comes in as an essential service but it's actually commercial because it's making money on the project and therefore is prohibited. It will generate added phosphorus that could pollute the pond.

Bill – first, a forested buffer is more effective than a meadow buffer, 33% to 50% more so. Second, anything over 5 acres of development requires a phosphorus standard. Regarding the commercial aspect, the ordinance states that it applies to any income generating use.

Greg – I'd like to continue this discussion and hold another hearing. I'm not able to answer all the environmental questions raised tonight and would prefer to return with an engineering expert.

Dan – I would like to see the answers a couple weeks in advance of the next hearing so I can have my engineer review them.

Ed – I'd like to see a topographical map, a plan for erosion control and to handle storm water run-off at the next meeting.

Pat – when Stevenson applied for their farm stand on Route 202, they were not allowed to include water or a septic system and they're farther away from Upper Narrows. Plus, I feel all planning board members should walk the site.

Ed – I move that Case #568 – Anthony Wess– request for a conditional use permit for Essential Services for a Solar Farm in the mixed Public Water and Rural Zones at 87 Winthrop Center Road (Town Map 9 Lot 7) be continued until a date to be determined.

Lou-Anne seconded. Passed 7-0.

Meeting adjourned.

Respectively submitted by David Lee.