

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY, May 13, 2020**  
**7 PM**

Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

**7:06 Call to Order**

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

Public: David Maxwell, Tom Choate, Kevin Farrell, Lee Fellman

**Case #569 – Melody and Vincent Hill** – Request for a conditional use permit for livestock keeping in the General Residential Zone at 58 Bearce Road (Town Map 8 Lot 46-1).

Rick – is someone here for the Hills? Mark – under the new ordinance, chickens are allowed, and housed in a pen. Rick – free range or not? Mark – I don't know.

Open to the Public

David Maxwell – this is an acceptable activity in the General Residential Zone? Rick – yes. Will they be cooped? Rick – we don't know.

Public portion closed

Ed – I move that we table Case #569 – Melody and Vincent Hill – request for a conditional use permit for livestock keeping in the General Residential Zone at 58 Bearce Road (Town Map 8 Lot 46-1) for one week.

Gary seconded. Passed 7-0.

**Case #570 – Tom Choate** – Request for a conditional use permit for earthmoving of more than 25 cubic yards for a duplex in the Public Water Supply Zone on the Stanley Road (Town Map 9 Lot 40).

Rick – can you give us a quick thumbnail? Tom – I propose to build a 28 by 56 foot building on a frost wall, identical to the five across the street. I have all my permits and have owned the others for 20 years.

David – where on the property will the driveway be placed? Tom – traveling from Route 202, it's in the near corner of the 50 acre lot.

Ed – where is the site versus the stream? Mark – at least 700 feet away and downhill.

Open to the Public

No comments.

Public portion closed

Gary – I move we approve Case #570 – Tom Choate – request for a conditional use permit for earthmoving of more than 25 cubic yards for a duplex in the Public Water Supply Zone on the Stanley Road (Town Map 9 Lot 40) subject to the conditions of the DOT entrance permit.

Jim seconded. Passed 7-0.

**Case #571 – Kevin Farrell** – Request for a conditional use permit for expansion of a non-conforming structure and earthmoving of more than 25 cubic yards in the Shoreland Zone at 75 Harold Howell Way (Town Map 14 Lot 1).

Rick – Kevin, when I reviewed the paperwork, I did see a sketch of the project. Mark – somehow it didn't take when I scanned the application. Note that only about three feet of the addition falls within the 100 foot setback from the water so the 30% rule is not an issue. Rick – what does the current structure sit on? Lee – on concrete piers and the addition will be built to match it.

Open to the Public

No comments.

Public portion closed

David – I move Case #571 – Kevin Farrell – request for a conditional use permit for expansion of a non-conforming structure and earthmoving of more than 25 cubic yards in the Shoreland Zone at 75 Harold Howell Way (Town Map 14 Lot 1) be approved as presented.

Gary seconded. Passed 7-0.

Other Business - Election of Officers

Gary – I move we retain the current slate of officers for another year.

Jim – seconded. Passed 7-0.

**Meeting adjourned.**

Respectively submitted by David Lee.