

**WINTHROP PLANNING BOARD MEETING**

**WEDNESDAY, June 24, 2020**

**7 PM**

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Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

**7:03 Call to Order**

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

Public: Tracey Dorian, Kristi Berube, Ray Poirier, George Bouchles, Dustin Carrier,

**Case #576 – Tracey Dorian** – Request for a conditional use permit for a Low Impact Commercial Use for massage therapy in the General Residential Zone at 220 Route 133 (Town Map 5 Lot 26).

Rick – can you give us a brief description of what you'd like to do. Tracey – we're reconfiguring a cottage we had previously rented out. I'd like to rebuild it with a rental portion on the top and two studio spaces for massage therapy in the walk-out basement. I'm a nurse full-time and offer massage therapy on the side. In terms of traffic, I was seeing 5 or 6 clients per week prior to COVID.

Rick – Mark, is there a reason this isn't a home occupation as opposed to a low impact commercial use? Mark – because it's a separate building I felt it was a commercial use.

Ed – have you provided enough parking? Tracey – yes, I have plenty of room.

Open to the Public

No comments.

Public portion closed

Gary – I move that we approve Case #576 – Tracey Dorian – request for a conditional use permit for a Low Impact Commercial Use for massage therapy in the General Residential Zone at 220 Route 133 (Town Map 5 Lot 26).

Ed seconded. Passed 6-0.

**Case #577 – Kristi Berube & Ray Poirier** – Request for a conditional use permit for Earthmoving of more than 25 cubic yards for construction of a new home in the Shoreland Zone at Homewood Lane (Town Map 6 Lot 71-B).

Rick – is there someone her for the applicant? Kristi – I'm here with Ray. Rick – it looks like there are a few issues besides earthmoving involving revegetation, for example. Please give us a rundown. Ray – in 2014, we acquired the property and have working on it to make it a usable lot. In October 2017, we had big winds and lost a ton of trees. The next summer we decided to remove the debris, clear the trees and remove the stumps. A year later, we lost more trees and had to stabilize the shore with rip rap. Kristi - We built a platform on the shore but received complaints so we removed it. We did not intend to clear-cut the property and would just like to replant and move forward.

Rick – what are your plans? Kristi – we've hired Dustin Carrier to develop a revegetation plan which is on the site plan prepared by George Bouchles.

Rick – how big is the house? Kristi – it's about 110 feet long by 46 feet wide; 52 feet at the garage. Gary – how far is the house from the property lines? George – 22 feet on the north and 46 feet on the other end.

Rick – we received a couple letters with comments; one from Martha Kent, the other from Laurice Lee.

David – you are going to need to submit a revegetation plan to Mark, Colin and Dustin at Maine DEP for their review and approval before you can move forward. Mark, is there a wetlands issue? Mark – there needs to be a wetlands mitigation plan which can be quite expensive.

Dustin – I reviewed the site last Thursday and had a lengthy telephone conversation with Dustin Dorr at Maine DEP. I prepared a plan which George Bouchles superimposed on his site plan. I can add more detail as required.

Ed – it seems that the applicants made matters worse by not following the rules. I was interested in a site visit but didn't when Don ran into the locked gate to the property.

Rick – it seems like a site visit is called for. Gary – I agree we should schedule a group visit.

Ed – I move Case #577 – Kristi Berube & Ray Poirier – request for a conditional use permit for Earthmoving of more than 25 cubic yards for construction of a new home in the Shoreland Zone at Homewood Lane (Town Map 6 Lot 71-B) be postponed until July 15 at 7 p.m.

Gary seconded. Passed 6-0.

**Case #578 – Douglas Carter** – Request for a conditional use permit for construction of an accessory structure in the Public Water Supply Zone at 51 South Upper Narrows Lane (Town Map 6 Lot 18-M).

Mark – he wants to build a structure for storage of his boat. Rick – are there any issues? Mark – no, it's here because the ordinance says it must. There's plenty of land and it meets all setbacks.

David – I move that Case #578 – Douglas Carter – request for a conditional use permit for construction of an accessory structure in the Public Water Supply Zone at 51 South Upper Narrows Lane (Town Map 6 Lot 18-M) be approved as presented.

Ed seconded. Passed 6-0.

Approval of any Minutes

Don moves approval of the May 6, 13, 20 and June 10, 2020 minutes. Ed seconds. Passed 6-0.

Other Business

Marijuana Ordinance: David – I sent out the most recent draft for everyone's review. I will look over other town ordinances with an eye towards incorporating any applicable language and issue another draft 'D' for discussion, hopefully soon.

Gary – you currently have limited one business in the Village Zone. If we expand the zone, should we increase that?

**Meeting adjourned.**

Respectively submitted by David Lee.