

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, July 8, 2020
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:03 Call to Order

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

Public: Nicole King, Louis Carrier, Randy Lester, Sally Lester, Sarah Bubier, Jim Hachey

Case #20-01 – The Resident – Request for a conditional use permit for Lateral Expansion of a non-conforming structure in the Shoreland Zone at 776 Memorial Drive (Town Map 47 Lot 2).

Ed – can you give us a brief summary of what you're planning. Nicole – I am asking for permission to add 10 feet to the left side of my deck. I don't have a contractor yet but I plan to use techno-posts so any disturbance of the soil is limited.

Ed – is this structure more deck or will it be enclosed? Nicole – I'd like to enclose it.

Lou-Anne – the existing deck is not closed in? Nicole – correct.

Don – is the bottom of the current deck enclosed? Nicole – I have a humidity issue with the house itself since it is on posts and don't wish to make things even worse.

Lou-Anne – you plan to remove some trees? Nicole – yes, two trees up by the road which I'll replace with new plantings.

Open to the Public

No comments.

Public portion closed

David – I move that Case #20-01 – The Resident – request for a conditional use permit for Lateral Expansion of a non-conforming structure in the Shoreland Zone at 776 Memorial Drive (Town Map 47 Lot 2) be approved as presented and with the stipulation that any trees removed be replaced.

Conrad seconded. Passed 7-0.

Case #20-02 – Louis Carrier – Request for a conditional use permit for Earthmoving of more than 25 cubic yards for placement of a modular home in the Public Water Zone at 433 Metcalf Road (Town Map 9 Lot 25-A).

Mark – this case was in front of you about 10 years ago and was approved at that time.

However, time ran out so it's back before you again.

Ed – Lou, can you give as a brief rundown. Lou – I have a two story, three bedroom, two bathroom home on Main Street. It's a modular home, 27 feet by 38 feet and I'd like to move it to Metcalf Road. We'll need to move about 900 yards of soil for the driveway, landscaping and the foundation.

David – where on the lot will the house be located? Lou – about 75 feet from the road and away from Route 135.

Ed – I didn't see any setbacks noted in your sketch.

Open to the Public

No comments.

Public portion closed

Lou-Anne – I make a motion that we accept Case #20-02 – Louis Carrier – request for a conditional use permit for Earthmoving of more than 25 cubic yards for placement of a modular home in the Public Water Zone at 433 Metcalf Road (Town Map 9 Lot 25-A) with the proper setbacks.

Don seconded. Passed 7-0.

Case #20-03 – Randy & Sally Lester – Request for a conditional use permit for placement of a manufactured home in the General Residential Zone on Birch Street (Town Map 30 Lot 33-D).

Ed – can you give us a rundown on what you are proposing? Randy – we'd like to place a 26' 8" by 56 foot home on the property. Ed – does this site have public water and sewer? Randy – it does.

Ed – what kind of foundation will it be on? Randy – it'll be on a slab.

Ed – is this lot heavily wooded? Randy – we plan to place the home in the existing clearing.

Ed – is the lot steep? Randy – no, fairly level.

Open to the Public

No comments.

Public portion closed

Gary – I move that we accept Case #20-03 – Randy & Sally Lester – request for a conditional use permit for placement of a manufactured home in the General Residential Zone on Birch Street (Town Map 30 Lot 33-D) as submitted.

David seconded. Passed 7-0.

Other Business

Marijuana Ordinance: Mark – Jeff Kobrock suggested we could contact KVCOG for help speeding this along. David – great idea, see if you can get us a contact.

Case 577: Mark – David has recused himself at the applicant's request. I don't see the board meeting on July 15 because I haven't see an acceptable revegetation plan and there has not been a planning board site visit. Colin Clark doesn't want to create a plan for the applicants, rather review it once it is submitted for approval. In addition, we're looking at levying a fine to help deter similar acts by others in the future. Finally, there has been no discussion yet of wetlands delineation. Any disturbance above 15,000 square feet costs \$6 per foot which obviously can get very expensive.

Gary – how about the rip rap problem. Mark – I'm not sure what should be done about that.

Ed – I see no reason to meet next week.

Approval of any Minutes

Gary moves approval of the June 24, 2020 minutes. Lou-Anne seconds. Passed 7-0.

Meeting adjourned.

Respectively submitted by David Lee.