

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, August 12, 2020
7 PM

Via ZOOM conference call

7:07 Call to Order

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

Public: Walter Wiacek, Anthony Derosa, Terry Johnson, Tyler Evans, NH1 pad, Jamie, Patsy West, Margies

PB Case #PB20-05 – Walter Wiacek – Request for a conditional use permit for earthmoving of more than 25 cubic yards and for a new foundation on a non-conforming structure in the Shoreland Zone at 83 Blackberry Lane (Town Map 23 Lot 11).

Rick – based on information from Don and Gary, we'll continue this case. We'll leave it to Mr. Wiacek and Mark to reschedule this case.

PB Case #PB20-06 – Anthony Derosa – Request for a conditional use permit for earthmoving of more than 25 cubic yards and for a 30% expansion in the Shoreland Zone at 156 Heritage Woods Lane (Town Map 41 Lot 21).

Rick – would you like to give us a brief description of what you'd like to do? Tony – the camp is located 18 feet from the shoreline, the sill plates are all rotted and the building is starting to bulge towards the water. I would like to move the new camp 15 feet back from the lake. I've also redesigned the new structure to stay within the 20 foot height.

David – there are actually two buildings. The one near the lake Tony is proposing to replace and the second one at the top of the hill.

Rick – how deep is the lot? Ed – the town map shows 175 feet on one side, 188 on the other.

Mark – I spoke with Colin Clark and he considers the addition of the new deck to be an improper forward expansion.

Rick – I have a question concerning the 30% calculation.

Lou-Anne – I make a motion that we table PB Case #PB20-06 until the applicant has a chance to clean up the paperwork and represent.

Conrad seconded. Passed 7-0.

PB Case #PB20-07 – Terry Johnson – Request for a conditional use permit for earthmoving of more than 25 cubic yards and for a lateral expansion in the Shoreland Zone at 30 South Upper Narrows Lane (Town Map 33 Lot 4).

Rick – can you give us a recap on what you'd like to do? Terry – we'd like to remove the old dilapidated trailer and replace it with a single-story house. Also, build a garage across the road.

Don – I don't see any reason to move the new structure back.

Ed – are you proposing a full foundation? Terry – yes, for a walk-out basement.

Rick – what's your timing? Terry – I'd like to get the foundation in and the home weather-tight before winter.

Open to the Public

No comments.

Public portion closed

Ed – I move that PB Case #PB20-07 – Terry Johnson – request for a conditional use permit for earthmoving of more than 25 cubic yards and for a lateral expansion in the Shoreland Zone at 30 South Upper Narrows Lane (Town Map 33 Lot 4) be approved as submitted.

Gary seconded. Passed 7-0.

PB Case #PB20-08 – Gerald Fleury – Request for a conditional use permit for earthmoving of more than 25 cubic yards and for a driveway in the Shoreland Zone at 50 Forest Avenue (Town Map 37 Lot 57).

Rick – is anyone here for Mr. Fleury? Mark?

Don – I see there are trees to be removed? Mark – they're already gone but I wanted to make sure that they're replanted. The stumps will be ground down.

Ed – can we permit a driveway within 100 feet of the lake? Rick – it's a CEO item, the earthmoving is our only issue.

Don – without the applicant being available tonight, I have a number of questions.

Don – I move that we table PB Case #PB20-08 – Gerald Fleury – request for a conditional use permit for earthmoving of more than 25 cubic yards and for a driveway in the Shoreland Zone at 50 Forest Avenue (Town Map 37 Lot 57) until the applicant can appear.

Gary seconded. Passed 7-0.

PB Case #PB20-09 – Tyler Evans – Request for a conditional use permit for earthmoving of more than 25 cubic yards in the Public Water Zone at Boot Cove Lane (Town Map 59 Lot 10).

Tyler – we'd like to build a camp and garage at the very end of Boot Cove Lane. I'm looking to pump up to a leach field located behind the house. I have a permit from DEP for a six foot wide, meandering walkway to the water.

Rick – are you trying to get started this season? Tyler – I'd like to complete the earthwork done and, get the septic and foundation in.

Ed – this drawing has all kinds of dimensions; thank you.

Open to the Public

No comments.

Public portion closed

Lou-Anne – I make a motion that PB Case #PB20-09 – Tyler Evans – Request for a conditional use permit for earthmoving of more than 25 cubic yards in the Public Water Zone at Boot Cove Lane (Town Map 59 Lot 10) be approved as written.

Don seconded. Passed 7-0.

Other Business

Mark - KVCOG scanned our maps and is still working them.

Meeting adjourned.

Respectively submitted by David Lee.