

WINTHROP PLANNING BOARD MEETING
WEDNESDAY- FEBRUARY,13 2019
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:03 PM Call to Order

Present: Lou-Anne Parker, Rick O'Brien, Ed Vigneault, David Lee, Jim King, Gary Dawbin, Conrad Gilman, Justin Poirier and Mark Arsenault-CEO

Public- Per Sign In: Steve Wood, Michael Deming.

1st Item: Case# 527 Bryce & Maryann Ingraham request a conditional use permit tear down and **rebuild a non-conforming structure with up to the 30% expansion** and for earth moving in the Shore Land Zoning District at 42 Mace Ave (Town Map 52 Lot 35).

Steve Wood spoke on behalf of Bryce & Maryann Ingraham of the Silversmith campground. They are requesting a complete tear down and rebuild of an existing camp. There is a barn there now, and will be torn down, and not be rebuilt. There were some e line boundary issues, which they went to the ZBA, and those issues have been resolved. 40 feet setback right of way from the road, only 24 feet. Rick asked if there was a foundation under house currently and answered yes there is. They will raise the foundation 2.5 feet.

Gary asked, "why is this assumed property line"? He was answered, that a means & bounds survey, is very expensive, they did a mortgage, survey, locating the pins. This is what the mortgage company's use.

Open to Public. Michael Deming came to the meeting, to see what was going on, and curious to know what is happening with the traffic coming. He just wants to keep abreast on this.

Public portion closed.

David made a motion to consider approving, case # 527 Bryce & Maryann Ingraham-request for a conditional use permit tear down and rebuild of a non-conforming structure with up to the 30 % expansion and for earth moving in the Shore Land Zoning District, at 42 Mace Ave (Town Map 52 Lot 35).

Justin seconded the motion. All in favor and passed.

Zoning Ordinance. David explained the process he went through at the reading of the presented new Winthrop Zoning Ordinance Regulations. The official reading will be on Monday, there didn't seem to be any problems. The Planning Board was well represented. One Town Council Member was concerned about the Lateral Expansion. Dave had explained to her that we are one of the very few towns who do not allow the expansion.

David shared with the Planning Board, that KVCOG- was coming through with new colored maps for us, and we would have them for the reading at the Town Council Meeting next week.

The Planning Board looked at the maps. Showing where some changes, may need to be.

Approval of any Minutes. The Planning Board Minutes of the meetings for the following meeting, were read. Corrections were made at the meeting. David made a motion to accept the minutes with corrections, Conrad seconded the motion. All in Favor and passed.

January 3, 2018, March 21, 2018, April 4, 2018, August 1, 2018 and October 17, 2018.

Meeting Adjourned.

Respectfully Submitted by Lou-Anne Parker