

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY- FEBRUARY 27, 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, Gerald Dawbin, Conrad Gilman and Mark Arsenault-CEO

Public: Per sign in sheet, Ms. Madore, Matt Thompson, Thomas Thompson, Rick Grant-RGC, LLC, Abby Austin- Kennebec Journal, and Patricia Savory.

**1<sup>st</sup> Item: Case # 526 Thomas Thomson-request a conditional use permit *to rebuild with a 30 % expansion of a non-conforming structures after a fire* and for earth moving in the Shoreland. (Town Map 56 Lot 6)**

Rick Grant spoke on behalf of Thomas Thompson. Looking at the map. We will be staying within the same footprint, adding a little on the back and adding a deck on the side. We will be moving the building back 4 feet from the lake, and 22 feet from the neighbor's line, to be more conforming. (the committee shared maps as they were not matching). 88 square feet to be added to the back, to square it off. The one deck is existing and would like to square that off and add another deck to the back which is 8X20. The Existing Sq. Ft of the house, which burnt, is 2,302. Sqft. Guest Cottage is 682 SqFt, Woodshed, 140 SqFt. Total Square Footage, 3124. Proposed additional square feet is 441.

The decks don't connect he would like to connect the decks. They are trying to fit the least non-conforming, if we go back too much, we will be approaching the road frontage. We have cut a couple of trees with, permit, and are not planning to cut anymore.

Gerald asked if the other buildings on site were damaged by the fire, he was answered no just the house. Gerald asked if were talking about the house only for this project and answered yes.

David asked why is the square footage mark beyond the first floor? Mark answered because we take the square footage of the building, and the second floor is livable space. You must count both floors for Volume.

David asked if we were having an issue with the new porch? Is that being built laterally? Rick answered no he didn't think so, because that portion is already there. The steps are there, and they are adding more deck behind it. David stated, ok, they are building away from the lake and behind what is already there. (the setback).

Rick asked if there was a foundation there now. Mr. Grant answered, not much of it is left, they tore a lot of it up, when tearing the building down, it was dilapidated. Rick asked the question, are you removing what is left, and was answered, yes. There will be a frost wall and foundation in this building. Gerald asked if it would be a full basement or partial, he was answered. They were not sure of the height yet, but were trying to get a full basement in. David asked if this was part of the calculation, and was answered yes, it brings it up 3 ft. It will be ok, in these figures. (showed on the drawings). They are not adding a basement, there was one there. The calculation evens out.

Ed asked, there seems to be uncertainty in the height of the structure. He wanted to remind the group there is a maximum height on the shoreland Zone of 35 feet. That is measured from the lowest point of the daylight basement (natural ground level). Ed, does not think it will surpass that amount. This also excludes the chimney, it does not count in the numbers.

**Public Opened:** Patricia Savory, is an interested neighbor and was there for support of this being approved. Thomas Thomson spoke on behalf of his son who is Autistic and stated how this has impacted him as well. The sooner we can get this rebuilt the better for him. They are hoping to get started as soon as possible before, the roads, and camp road, get posted.

Rick asked if we were all set with erosion control, and Mark answered, yes, it is.

Matt Thomson, Tom Thomson son stated, he grew up in that house, it meant the world to him. Those who are lucky enough to have a house on the water, it's more than just a house, it's part of the family, in a way. They have a lot of good memories there. It would be great, to have something positive, to this sadness.

Thomas Thomson wants to build a new house, in the replica of his old house. To keep with the neighborhood.

Public Portion Closed:

Gerald Dawbin, made a motion to approve the request of **Case # 526 Thomas Thomson-** request a conditional use permit ***to rebuild with a 30 % expansion of a non-conforming structures after a fire*** and for earth moving in the Shoreland. (Town Map 56 Lot 6)

Lou-Anne seconded the motion- All in Favor and Passed.

**2<sup>nd</sup> Item: Chief Dan Brooks WFD sprinkler systems in houses in rural subdivisions-over view.**

Chief Dan Brooks came to the Planning Board, informally to ask for some assistance in addressing some of the challenges, the Winthrop Fire Department faces when they work outside of the hydrant area. In the past 13 years, there have been large projects that come to the board for consideration. He gets a concern, with commercial buildings with 3 or

more living units that are connected, or with subdivisions, that are miles away from a water source.

Many communities have been working with ordinances, with if you build a commercial building or larger developments, that a sprinkler system is built into it.

Home systems are cost effective now. If a building goes up 3 stories high, they now need a sprinkler system, if they build them along each other, it is not mandatory, they can get around it. He has a concern for safety, Winthrop has a large rural area, that does not have water protection. The Kennebec Journal is writing an article about Chief Brooks wanted this to happen. He felt he should bring it to our group, before it comes out.

He doesn't think all houses need a system, but the larger buildings, he has a concern.

The subject at hand is brand new subdivisions. The Chief at this point is not, looking for every home to be sprinkler mandated. He wants the discussion to start.

The question was made, does the board, have the right to add a condition of this magnitude to the request, or does the Sub-Division Ordinance need to be looked at?

Rick stated that he would be happy to put this on a future agenda of the Planning Board, for the committee to look at.

**3<sup>rd</sup> Item: Notes from Colin Clark.**

Colin got back to David and stated that he was going through some other notes for other communities' he needed a little more time, and would have it done, in advance for the Town Council Meeting on Monday, March 4, 2019. His feedback was on Timber Harvesting, a couple of definitions, and striking out a line. The overview was minimal. Two definitions are Licensed Forester, and one other. The strike out item, has been removed from the ordinance.

KVCOG- has maps left over from 2010, they are going to help us out with maps. Mark stated, that it looks like the town of Winthrop, may rejoin KVCOG, as a member. This is not about changing boundaries.

David was going to send version O of the ordinance to Mark, to get the hard copies to the Council.

Meeting Adjourned 8:20

Respectfully Submitted by Lou-Anne Parker