

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, APRIL 10, 2019
7 PM

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:00 Call to Order

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

Public, per sign-in sheet: Betsy Rowe, Bunkie Wilson, Robin Newhall, Teagan Newhall, Peggy Pennabere, Bob Pennabere.

Case #529 – Robin & Teagan Newhall – Request a conditional use permit for a Recreational Facility indoor riding arena and an increase in the impervious area at 415 Old Lewiston Road (Town Map 1 Lot 60).

Robin N – We were here last summer starting an equestrian center to board horses and provide lessons. We would like to open it up during the winter and colder times by creating an indoor arena.

Gary D – The original application shows a different dimension arena. Robin N. – we scaled back our plans from the initial 72 by 140 foot to 72 feet by 126 feet.

Rick O – is this some kind of prefab structure? Robin N – yes, metal trusses with a vinyl cover. We chose this design because the first one we looked at had 20 feet between the trusses and this one is only seven feet. This winter we visited several arenas here in Maine and this company seemed to be the most reliable. It will be erected on top of a gravel base which will be extended for added parking.

Rick O – do you anticipate increased traffic? Robin N - We intend to stay with up to 20 horses, as discussed with you last year. 10 horses will be ours and 10 boarders. We are planning a clinic in July which will hopefully result in more people on the day of the event.

Jim K – how are you managing roof run-off? Teagan N – the gravel surrounding the arena will manage the water. David L – the proposed location is in the middle of a fairly level field.

Conrad G – are there any provisions for run-off? Teagan N – just the gravel pad and the natural effects of the field.

Ed V – how far will the structure be from the road? Teagan N – more than 100 feet from the nearest road and well beyond from any property lines. Ed V – will there be gravel inside of the structure? Robin N – no, there will be three to four inches of sand.

Open to the Public:

Three neighbors – Ms. Rowe and Wilson, and Pennaberes – all expressed delight with the improvements so far and look forward to the addition of the indoor arena.

Gary D moves that we approve Case #529 – Robin & Teagan Newhall – Request a conditional use permit for a Recreational Facility indoor riding arena and an increase in the impervious area at 415 Old Lewiston Road (Town Map 1 Lot 60). Lou-anne seconded.

Passed 7-0 (Conrad G non voter).

Elections

Rick O'Brien – Chair;
Ed Vigneault – Vice Chair;
David Lee – Member Secretary.

Meeting adjourned.

Submitted by David Lee