

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, APRIL 24, 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 Arseneault – CEO

Public, per sign-in sheet: Jim Wentworth, Roger LaJeunesse, Linda LaJeunesse, Brian Root, Pat Duplessis, Edward Balboni, Sharon Balboni, Jared Ballard, Mia Ballard

Case #530 – Island Park HOA – Request a conditional use permit for earth moving of more than 25 Cubic Yards in the Shoreland Zoning District for repair of the Bridge (Town Map 54 Lot 38).

Jim Wentworth – I'm working on behalf of the Island Park Association. For the last year and a half, we've been going through the permitting process with Maine DEP and the Army Core of Engineers (ACE) to replace one of the bridge piers. Cribwork was installed in April 2017 to temporarily support the bridge. We received the latter permit a month ago and the one from ACE a few months before that. We'd like to proceed this summer during the allowed work window of July 1 to September 15.

Rick – are the rip rap stones two feet wide or better? Jim W, yes it is recommended that larger size material be used to provide added stability.

Rick – this was one of several options? Jim W – yes, as part of the application we looked at several and in fact we put them out to bid. The pricing we received was extremely high so we chose this approach.

Ed – any idea why this pier failed and the other four are okay? Jim W – not really, perhaps due to shifting as there is little ice in that location. We check the piers every two years and the rest are fine.

Ed – how deep is the water there? Jim W – it's only two to three feet deep.

Open to the Public

Pat Duplessis – I'm the neighbor to the left of the bridge. How far out will the rip rap come towards my property as I have my dock in that relative location? Jim W – The slope will be roughly 2 to 1 so it will carry over about eight feet.

Rick – what happens with the bridge during construction? Jim W - We'll keep it passable at the times it's not being worked on.

Public portion closed

Lou-Anne made a motion to approve Case #530 – Island Park HOA – Request for a conditional use permit for earth moving of more than 25 Cubic Yards in the Shoreland Zoning District for repair of the Bridge (Town Map 54 Lot 38).

Gary seconded. Passed 7-0, Justin abstained.

Case #531 – Jared Ballard – Request a conditional use permit for earth moving of more than 25 Cubic Yards and 30% expansion in the Shoreland Zoning District at 1048 Memorial Drive (Town Map 48 Lot 12).

Jared Ballard – this is an existing camp that's been in my wife's family since the 40's. It has fallen into disrepair and we'd like to conduct an historic restoration. We'd also like to add on as shown in the drawing.

Rick – is the existing structure on posts and will the addition be as well? Jared B – it is and will continue to be. Rick – will there be any excavation? Jared B – we're not sure and won't know until we jack the building and see the condition of the current posts.

Ed – as part of your application you included the intent to place a tight tank; what is that? Jared B – Let me give you a little history. Originally, water was pulled from the lake and I'm not sure where the effluent went and, in fact, there was no septic system in place. We're considering adding a holding tank which would be pumped as needed.

Open to the Public

Roger LaJeunesse – I live at 1020 Memorial Drive, am very familiar with your property as my Golden Retriever and I often walk on your lot. It's a beautiful property and I'm glad you're planning to bring it back to its potential. Jared B – not applicable to our application but the show called Maine Cabin Masters will be doing the renovation.

Gary – is this an historic structure? Jared B – we're not sure at this point. It was built in the 1920's is somewhat modular and is basically bolted together.

Public portion closed

Ed made a motion to approve Case #531 – Jared Ballard – Request a conditional use permit for earth moving of more than 25 Cubic Yards and 30% expansion in the Shoreland Zoning District at 1048 Memorial Drive (Town Map 48 Lot 12).

Justin seconded. Passed 7-0, Conrad non-voter.

Approval of any Minutes

February 13, 2019 minutes – Ed asks that the letter 'e' be omitted. Ed moves acceptance, seconded. Approved 7-0.

Other business.

Discussion of a marijuana ordinance.

Rick – what is this? Mark – this is something the Town Council is placing in the planning board's lap.

Rick – what do they want, this may become a highly charged issue. Mark – perhaps you should invite Sarah Fuller to the next PB meeting to provide guidance. Rick – let's start the next meeting early at 6:30 p.m. and meet with Sarah then.

Superfund Landfill Meeting.

Ed – I was at last night's meeting. There were questions about whether there's something in the zoning ordinance. Mark – if I get a request for a permit involving a property in the area, I need to get permission from the monitoring company.

Meeting adjourned.

Submitted by David Lee