

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, MAY 8, 2019
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:03 Call to Order

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

Public, per sign-in sheet: Roger LaJeunesse, Greg Thulen, Elaine Thulen, Stephen Robbins, Leon Roberts, Lynn Roberts Reed

Case #528 – Greg Thulen – Request a conditional use permit for 30% expansion of a non-conforming structure in the Shoreland Zone at 107 Lower Diamond Lane (Town Map 18 Lot 18).

Greg Thulen – You have a copy of the site plan? Rick – we do not. My grandfather built the camp in 1937, over time added a front porch and a flat-roof 3 car garage. I'd like to add a pitched roof there so the snow slides off.

Rick – are you looking to expand it? Greg T – only up. Mark – the existing roof will be expanded back over the garages.

Gary – is that a garage door in the after drawing? Greg T – yes, one larger size door instead of the three original doors.

Rick – what is the camp sitting on and what will be under the repaired garage? Greg T – concrete posts are under the camp and a frost wall will be added under the garage.

Gary – do we have elevations of the structure? David – doesn't really matter because the current ordinance allows up to the existing height. Ed – we want to make sure of this.

Rick, Gary, Ed – we don't know where the structure sits on the lot. David – guesses 35 feet or so from the shore.

Rick – your application asks for permission to move more than 25 cubic yards? Greg T – yes, for the frost wall under the garage. Rick – when do you plan to do this? Greg T – as soon as possible.

Open to the Public

No comments.

Public portion closed

Gary – do we need a site plan for this application? Mark – no, because there will be no expansion of the footprint.

David made a motion that Case #528 – Greg Thulen – request for a conditional use permit for 30% expansion of a non-conforming structure in the Shoreland Zone as well as earth moving of more than 25 cubic yards at 107 Lower Diamond Lane (Town Map 18 Lot 18) be approved as submitted.

Conrad seconded. Passed 7-0.

Case #533 – Leon Roberts – Request a conditional use permit for 30% expansion of a non-conforming structure in the Resource Protection Zone at 3 Sherbs Island (Town Map 11 Lot 41).

Steve Robbins – I'm a site evaluator and Leon asks me to help him present the case. This is a Cabin's Master project approved by them, and therefore some of the results will be a surprise. Leon is going to do away with the privy and add seven feet to the 22 foot by 22 foot building. Limited soil removal and he'd like a caveat that the expansion may go to the backside.

Rick – is anything happening to the existing building? We'll have to watch the broadcast to see.

Gary – the lot has water on both sides, do we know how far back the camp is? Steve R – 50 feet from the front and well over 150 feet on the back.

Ed – how far back from the shore is the privy? Steve R – about 10 feet back from the cabin so about 80 feet overall so that square footage can be included in the 30% expansion calculation.

Various – some discussion of the role of secondary structures in calculating 30% expansion and the decision that since the zoning ordinance is silent on this issue, it would be up to the planning board.

Open to the Public

Roger L – I live on Memorial Drive across from the island and so I'm concerned about the septic system. Steve R – as best we can determine there was a community system for the islanders involving galvanized pipes with water supplied to outhouses with flush toilets for each property. When we bring the privy into the cabin, we'll have to add a conventional septic system. The soil condition is such that I don't anticipate needing a variance.

Gary – how many structures are on the island? Lynn R – there are ten. Gary – where do you get your water? Lynn R – from the lake.

Public portion closed

Ed made a motion that Case #533 – Leon Roberts – request for a conditional use permit for 30% expansion of a non-conforming structure in the Resource protection Zone at 3 Sherbs Island (Town Map 11 Lot 41) be approved as submitted, with the caveat that the expansion may go on the rear of the cabin.

Gary seconded. Passed 7-0.

Approval of any Minutes

February 13, 2019, April 10, 2019, April 24, 2019 minutes – David moves acceptance, Ed seconds. Approved 7-0.

Other business.

Don Mattice is welcomed to the Planning Board as the new second alternate member.

Mark – we have four cases for the next meeting. I'll deliver a copy of the new Zoning Ordinance to each of you along with the case material.

David – we should review and adjust the zoning map when we have a chance. Mark agreed to forward recommended changes to the members.

Town Council Chair Sarah Fuller – AT 6:30 P.M., discussed the need for a recreational marijuana ordinance and asked that the Planning Board craft one. She shared a number of suggested resources and confirmed that state level rule-making is still in the works.

Mark – we may not have to address sprinklers systems locally because the state is working on rules for new two-family and above residences.

Meeting adjourned.

Respectively submitted by David Lee