

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, MAY 22, 2019
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:05 Call to Order

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

Public, per sign-in sheet: Barry Nyer, Jo-Anne Nyer, Bill Nave, Robert Dennis Ryder

Case #532 – Billy Nave – Request a conditional use permit for Medium Impact Commercial Use for a Yoga retreat in the Rural Zone at 9 Turkey Lane (Town Map 5 Lot 8).

Rick – do I understand that there will be no work done on the grounds or the building and that this is just use? Billy Nave – correct.

Gary – just 12 vehicles at one time? Billy – yes.

Rick – do we still have factors; where are they? David - page 52.

David – what provision is being made for parking? Billy – the lawn area located behind the barn, will hold a couple dozen vehicles.

Lou-Anne – what hours will you be running? Billy – we're planning on a one day, morning and afternoon, retreat in September. Lou-Anne – once per year? Billy – yes.

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.

Gary made a motion that we approve Case #532 – Billy Nave – request for a conditional use permit for Medium Impact Commercial Use for a Yoga retreat in the Rural Zone at 9 Turkey Lane (Town Map 5 Lot 8).

Justin seconded. Passed 7-0.

Case #534 – Donald & Susan Mattice – Request a conditional use permit for 30% expansion and lateral expansion in the Shoreland Zone at 834 Memorial Drive (Town Map 47 Lot 11).

Donald Mattice (Don) – I want to expand the living area by adding an area 12 feet by 16 feet absorbing the current side deck. I'm adding a door to the addition for egress purposes.

Rick – is the deck that will be replaced on posts? Don – no, it is cantilevered.

Rick – how will the addition be supported? Don – with four TECHNO post pilings screwed into the ground.

Rick – the only earth moving will be through the TECHNO posts? Don – yes.

David – on the first application you were looking at 16 by 10, now you're looking at 16 by 12, correct? Don – yes. David – we should add the revised three pages of drawings to the original application? Mark – agreed.

David – Don, you don't have to eliminate any of the deck work.

Gary – do we consider roof overhang as part of the footprint? David – page 62 includes overhang as part of the footprint but it doesn't matter for this application.

Open to the Public

No comments.

Public portion closed

Lou-Anne made a motion that Case #534 – Donald & Susan Mattice – request for a conditional use permit for 30% expansion and lateral expansion in the Shoreland Zone at 834 Memorial Drive (Town Map 47 Lot 11) be approved as amended.

Justin seconded. Passed 7-0.

Case #535 – Barry & Jo-Anne Nyer – Request a conditional use permit for 30% expansion and lateral expansion in the Shoreland Zone at 72 Murch Shore Lane (Town Map 23 Lot 6).

Barry Nyer – we wish to add a deck six feet wide and 27 feet long on the side where our existing steps are located. In addition, we'd like to expand the roof to cover the area where the replacement steps will come in opposite the sliding doors. We'll put in four TECHNO posts to support the new deck.

Rick – what is holding up the existing deck? Barry – there is a gravel base and a wooden post supporting it.

Rick - the rest of the building has a frost wall? Barry – no it has a full foundation.

David – is it a full basement? Barry - yes, but there are a couple small windows up high because it's down about five feet, just a bit over ground level.

Gary – is that a daylight basement? Barry – no, there's inside access only.

Rick – the only earth moving would be due to the TECHNO posts? Barry – yes.

Open to the Public

No comments.

Public portion closed

Justin made a motion that Case #535 – Barry & Jo-Anne Nyer – request for a conditional use permit for 30% expansion and lateral expansion in the Shoreland Zone at 72 Murch Shore Lane (Town Map 23 Lot 6) be approved.

Lou-Anne seconded. Passed 7-0.

Case #536 – Robert Dennis Ryder – Request a conditional use permit for earth moving of more than 25 cubic yards for drainage in the Public Water Supply Zone at 168 Upper Narrows Lane (Town Map 33 Lot 16).

Robert Dennis Ryder – I hired John Cushing to do two projects for me. First, around the house, I have ground water coming into the basement. He will excavate on all four sides, place perforated pipe in the trench, back fill with rock and sand, and direct the water towards the lake. Second, he'll install a new septic system replacing the failed leach field.

Rick – after everything is done, will the topography change; will there be a raised bed? Robert – no, the leaching bed will replace the existing one which is located closer to the road.

Rick – how many trees will be removed: Robert - a bunch of smaller ones and one big pine.

Mark – the leach bed is over a hundred feet from the lake so the 40% rule comes into play.

Open to the Public

No comments.

Public portion closed

David made a motion that Case #536 – Robert Dennis Ryder – request a conditional use permit for earth moving of more than 25 cubic yards for drainage in the Public Water Supply Zone at 168 Upper Narrows Lane (Town Map 33 Lot 16) be approved.

Conrad seconded. Passed 7-0.

Other business.

David – one comment concerning the new Zoning Ordinance. Colin did not like 'Building Height', he preferred 'Height of Structure.' Mark and I conferred and made that change.

David – since Sarah Fuller asked us to work on a marijuana ordinance last meeting, I made each of you a copy of Auburn's just passed ordinance. It seems fairly comprehensive and all were asked to review it for discussion at our next Planning Board meeting.

Meeting adjourned.

Respectively submitted by David Lee