

**WINTHROP PLANNING BOARD MEETING  
WEDNESDAY, JULY 10, 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, Justin Poirier, Don Mattice, Mark Arsenault – CEO

Public, per sign-in sheet: Linda Easterbrooks, Robert Easterbrooks

**Case #542 – Linda Easterbrooks** – Request a conditional use permit for earth moving of more than 25 cubic yards for a new residence in the Public Water Zone at 516 Stanley Road (Town Map 9 Lot 39).

Rick – do I understand that this is only partially in the Public Water Zone? Mark – after carefully measuring, I believe part will be in the zone. The original house burned down and the contractor is moving the location slightly.

Rick – why did the contractor say it couldn't be built on the original spot? Linda – the foundation was damaged by the fire and it was over a 100 years old.

Rick – are we concerned about erosion control? Mark it's far enough away plus the contractor is reliable.

Lou-Anne – there's no flooding from the stream is there? Linda – it's far enough away and below the level of the house.

Ed – there will be a new septic located behind the house so that will be in the Public Water Zone? Linda – yes, that was selected as the best spot.

Justin – I move to approve Case #542 – Linda Easterbrooks – request for a conditional use permit for earth moving of more than 25 cubic yards for a new residence in the Public Water Zone at 516 Stanley Road (Town Map 9 Lot 39) as presented.

Ed seconded. Passed 7-0.

Approval of any Minutes

June 26, 2019 minutes. Lou-Anne moves acceptance with fixes, Justin seconds. Approved 7-0.

Other Business

Marijuana Ordinance Discussion

David – I made a few changes to the proposed ordinance and have a copy for each of you. I received a few comments and would like to review those with you.

Rick – I had a conversation with a partner of mine who does a lot of municipal law work. He asked: are you referencing or incorporating any of the new state regulations? If so, you may be acting prematurely.

Mark – I believe there is a Maine Municipal Association conference coming up August 21 in Saco. I'll get more information.

David – we may wish to implement an ordinance to cover medical marijuana in the short-term as many operators may convert to adult-use when possible to do so. Catherine is running a retail store now? Mark – yes, CBD based products derived from hemp.

Justin – since the term marijuana business applies to both medical and adult-use, I'm confused by the provisions that exclude medical registries.

Ed – we can't prohibit cultivation of medical marijuana but we can regulate it.

NB – the discussion continued for another 45 minutes or so. It was agreed to: individually review state adopted rules, consider attending the Maine Municipal Association sponsored marijuana update in Saco on August 21, revisit at our next regularly scheduled board meeting.

**Meeting adjourned.**

Respectively submitted by David Lee