

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY, AUGUST 14, 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 (not voting), Mark Arsenault – CEO

Public, per sign-in sheet: Bill Williams, Dominic Patenaude, Ray Boggs

**Case #543 – Claire Varelas** – Request a conditional use permit for tear down and 30% expansion of a non-conforming structure, and earth moving of more than 25 cubic yards in the Public Water Zone at 163 Boot Cove Lane (Town Map 22 Lot 9).

Bill Williams – I'd like to tear down Claire's camp and expand it up to 30% upon the current footprint. The septic system will remain in place.

Rick – is it on a foundation now? Bill – that's what started the project because it's almost as much work to install a foundation as it would to replace it all together. We'd also like to cut down a few oak trees located beside the camp.

Gary – you're going to expand from 16 feet wide to twenty feet, correct? Bill – yes.

Gary – are we within the height restriction of 20 feet? Does the measurement start at the finished grade or at the daylight basement level?

Rick – the height of structure definition calls for the median grade at the downhill side of the structure to the highest point.

Justin – you take the average of the base and the roof and that's your baseline. Rick – I don't agree; I think it's the mean along the bottom edge.

Gary – you may be able to flatten the roof to gain more room.

David – Bill, we didn't have a vote on the heights because it was mandated by DEP.

Rick – if everything else is in order, we could approve the application with the provision that the building not be higher than 20 feet.

Justin – I believe the mean should be about 13 feet plus the 20 feet allowed or 33 feet overall.

Lou-Anne – what if we table it for now until we get clarification on the height definition.

Rick – we have two choices; we can table the application or deny it and you'll have to submit a new application.

David – I move that we table Case #543 – Claire Varelas – request for a conditional use permit for tear down and 30% expansion of a non-conforming structure, and earth moving of more than 25 cubic yards in the Public Water Zone at 163 Boot Cove Lane (Town Map 22 Lot 9).

Jim seconded. Passed 7-0.

**Case #544 – Dominic Patenaude** – Request a conditional use permit for earth moving of more than 25 cubic yards for the construction of a garage, relocation of the driveway in the Shoreland Zone at 98 Longfellow Lane (Town Map 15 Lot 11).

Dominic Patenaude – I'd like to eliminate my existing driveway and replace it with one off the right-of-way to my next door neighbor. I'll turn the old driveway into permeable soil and erect the garage on the side of the old road in.

Rick – the right-of-way already exists, correct? Dominic – yes.

Rick – what kind of contour do we have? David – fairly flat.

Justin – I move to approve Case #544 – Dominic Patenaude – request for a conditional use permit for earth moving of more than 25 cubic yards for the construction of a garage, relocation of the driveway in the Shoreland Zone at 98 Longfellow Lane (Town Map 15 Lot 11) as submitted.

Gary seconded. Passed 7-0.

#### Other Business

#### Marijuana Ordinance Discussion

Rick – Gary suggested we invite Craig Hickman and Mark Garnett to attend one of our meetings to share their insights.

Mark – when I applied for David, Ed and I to attend the Maine Municipal Association sponsored legal marijuana update in Saco on August 21 I found that it was already fully subscribed.

Rick – as more towns continue to adopt their own procedures, we may want to wait for further developments before rushing to establish our own ordinance.

#### **Meeting adjourned.**

Respectively submitted by David Lee