

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, AUGUST 28, 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, Conrad Gilman, Justin Poirier, Mark Arsenault – CEO

Public, per sign-in sheet: Bill Williams, Richard Breton

Tabled 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).

Rick – we had a height problem last time. Bill Williams – We dropped the height down to 20 feet and left the same footprint the same, expanding the width from 16 to 20 feet. We lowered the roof pitch and sunk the lower level into the ground to give us more elevation.

Gary – how far down did you go? Bill – almost four feet.

Bill – we adjusted the floors and added a dormer because we had lost some height because of the roof pitch change.

David – the decks will remain the same as the earlier plan? Bill – yes.

Jim – are the owners happy with the change? Bill – they weren't really happy but they knew we could have been asked to pull it off the lake a bit, so were glad the same footprint could be used.

Jim – you'll also move out a lot more dirt; do you know how much? Bill – I haven't recalculated it but will do so and let Mark know.

Open to the Public

No comments.

Public portion closed

Gary – I move that we approve 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) as modified.

Justin seconded. Passed 7-0.

Case #545 – Boris Samarov – Request a conditional use permit for earth moving of more than 25 cubic yards for erosion control measures and to adjust the driveway in the Shoreland Zone at 55 Woods Grove Lane (Town Map 16 Lot 7).

Mark – the applicant is not here tonight so I'll explain what's going on. The driveway is really steep and they want to put a plunge pool at the bottom to divert the water away from the camp and not have a go directly into Maranacook Lake.

Rick – there is also work involving the camp? Mark – yes, they're doing remodeling inside but no expansion.

Gary – we received a topographical map but I cannot see where the property is. Mark – look for the arrow on the left side.

Rick – you've been out there Mark and this makes sense to you? Absolutely, this will be a big improvement.

Gary – can you explain what a French drain is. Mark – it's simply a drain around the perimeter of your house, diverts water away from your house.

Mark – a Maine Permit by Rule is going from \$80 to \$250 next month.

Lou-Anne – I make a motion that Case #545 - Boris Samarov – Request a conditional use permit for earth moving of more than 25 cubic yards for erosion control measures and to adjust the driveway in the Shoreland Zone at 55 Woods Grove Lane (Town Map 16 Lot 7) be approved as written.

Justin seconded. Passed 7-0.

Approval of any Minutes

July 10 and August 14, 2019 minutes. Gary moves acceptance, Lou-Anne seconds. Approved 7-0.

Other Business

Marijuana Ordinance Discussion

David – shared a current list of municipalities that are opting into adult-use marijuana and a recent City of Auburn marijuana application. Pointed out that MMA Legislative Advocate Garrett Corbin – former Winthrop planning board member – would be willing to attend a future meeting to assist in crafting the new ordinance.

Rick – suggested we invite Craig Hickman and Mark Barnett to attend one of our meetings to share their insights after meeting with Garrett.

Meeting adjourned.

Respectively submitted by David Lee