

**WINTHROP PLANNING BOARD MEETING  
WEDNESDAY, SEPTEMBER 11, 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: John Gross

**Case #546 – John & Susan Gross** – Request a conditional use permit for earth moving of more than 25 cubic yards for a new garage in the Public Water Zone at 14 Ashaloona Drive (Town Map 8 Lot 75).

Rick – Dr. Gross, please give us a quick thumbnail of this request. John – I want to put a new garage to the left of my driveway, 22 feet by 24 feet. The garage will be set into a bank that rises about four feet. The roof will be saltbox shaped with most of the runoff heading towards Route 202. It'll have a couple windows, a door and will have electricity.

Rick – how far away are you from Upper Narrows Pond? John – we assume the middle of 202 is about 1,000 feet from the water, so the building will be about 800 feet.

Ed – this will be a frost wall and slab construction? John – yes, the contractor will step up the four foot wall as it goes back into the embankment.

Ed – I move that Case #546 – John & Susan Gross – request for a conditional use permit for earth moving of more than 25 cubic yards for a new garage in the Public Water Zone at 14 Ashaloona Drive (Town Map 8 Lot 75) be approved as requested.

Justin seconded. Passed 7-0.

Other Business

Earth moving in the General Residential Zone.

Mark – there have been a couple questions about earthmoving of more than 25 cubic yards for garages in the GR zone.

Ed – we do have a provision for single and two-family homes but did not address accessory structures. Mark – if the garage is attached to the home a conditional use permit is not required, but if separate, it is.

Rick – is there a different cost? Mark – the \$100 application fee plus the added time needed to come before the Planning Board.

David – since we're going to have to amend the Zoning Ordinance for marijuana at some point, we should implement any changes at the same time.

Lou-Anne – we're only talking about a garage and not one with an apartment for instance, right?

Mark – no, it could have one, it's not up to us.

Rick – by the way, do we still have to update the zoning map? Mark – we do.

Approval of any Minutes

August 28, 2019 minutes. Justin moves acceptance, Gary seconds. Approved 7-0.

**Meeting adjourned.**

Respectively submitted by David Lee