

**WINTHROP PLANNING BOARD MEETING  
WEDNESDAY, SEPTEMBER 25, 2019  
7 PM**

Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

**7:00 Call to Order**

Present: Jim King, David Lee, Gary Dawbin, Rick O'Brien, Ed Vigneault, Conrad Gilman, Justin Poirier, Don Mattice, Mark Arsenault – CEO

Public, per sign-in sheet: Peter Wright, Tom Ridlon, Catherine Lewis, Thomas Maldonado, Dena Hargis

**Case #547 – Peter Wright & Karen Clements** – Request a conditional use permit for earth moving of more than 25 cubic yards for a new garage in the Shoreland Zone at Memorial Drive (Town Map 43 Lot 21A) – across from 358 Memorial Drive.

Rick – please give us a brief synopsis. Peter – we'd like to build a three car garage, about 36 feet by 35 feet, with three bedrooms on the second story. Since the lot has an upslope away from the road, we'll install a retaining wall and curtain drains.

Justin – that will be a separate wall from the building? Peter – yes, about five feet away from the building.

Gary – one of the attachments refers to 351 Memorial Drive, what is that all about? Mark – that's from the utility district.

Ed – this building will be connected to water and sewer? Peter – yes, and we need to decide before Memorial Drive is paved because of the five year moratorium thereafter.

Open to the Public

No comments.

Public portion closed

Justin – I move to approve Case #547 – Peter Wright & Karen Clements – request for a conditional use permit for earth moving of more than 25 cubic yards for a new garage in the Shoreland and General Residential Zones at Memorial Drive (Town Map 43 Lot 21A) as presented.

Gary seconded. Passed 7-0 (Conrad voted).

**Case #548 – Thomas Ridlon** – Request a conditional use permit for earth moving of more than 25 cubic yards for a residential driveway in the Shoreland Zone at 278 Mt. Pisgah Road (Town Map 4 Lot 21).

Rick – can you give us a brief overview. Thomas – the owner of the land, Mr. Lawson, plans to retire in a few years and wants to build a house on the top of the hill. He wants to replace two culverts and put a driveway to the new site. Mark – this is a mixed zone, once you get beyond Shoreland it is Rural.

Rick – are you doing the work? Thomas – I have a contractor who will do the work. The owner who resides in Massachusetts has owned the property since 1978.

Justin – do we have a standing issue here? Mark – I'll have the owner sign off on the application.

Rick – are the culverts for intermittent streams? Thomas – yes.

Ed – is the proposed driveway following an old logging road? Thomas – more or less.

Rick – any estimate of the total cubic yards? Thomas – about 100 within the Shoreland Zone, a lot more for the total driveway.

#### Open to the Public

No comments.

#### Public portion closed

David – I move that Case #548 – Thomas Ridlon – request for a conditional use permit for earth moving of more than 25 cubic yards for a residential driveway in the Shoreland Zone at 278 Mt. Pisgah Road (Town Map 4 Lot 21) be approved as presented.

Gary seconded. Passed 7-0 (Conrad abstained, Don voted).

**Case #549 – Catherine Lewis** – Request a conditional use permit for earth moving of more than 25 cubic yards for a second entrance and parking in the Public Water Zone at 662 Stanley Road (Town Map 9 Lot 44A).

Rick – quick recap? Catherine – we'd like to extend a driveway from a CMP right-of-way, add a couple sheds and more parking. Thomas – we'll add gravel over by the paved area for additional parking and place the driveway to the 30 foot culvert to alleviate congestion by the Route 202/ Stanley Road intersection.

Rick – where is our public water concern? Mark – there is a stream on the other side of Stanley Road that runs to Upper Narrows Pond.

Ed – is the proposed gravel driveway going to connect to the paved driveway? Catherine – yes, we'll use the current drive for arrivals and direct traffic out the gravel one.

Ed – I move that Case #549 – Catherine Lewis – request for a conditional use permit for earth moving of more than 25 cubic yards for a second entrance and parking in the Public Water Zone at 662 Stanley Road (Town Map 9 Lot 44A) be approved as applied.

Justin seconded. Passed 7-0 (Conrad voted).

Approval of any Minutes

September 11, 2019 minutes. Jim moves acceptance, Justin seconds. Approved 7-0.

**Meeting adjourned.**

Respectively submitted by David Lee