

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 9, 2019
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:02 Call to Order

Present: Jim King, David Lee, Lou-Anne Parker, Rick O'Brien, Conrad Gilman, Don Mattice, Mark Arsenault – CEO

Public, per sign-in sheet: Sarah Fuller, Joan Spaulding, Jeffrey Spaulding, Jonathan Spaulding, Bill Williams

Case #550 – Joan Spaulding – Request for a conditional use permit for earth moving of more than 25 cubic yards for rebuild of a residential garage in the Shoreland Zone at 104 Woods Grove Lane (Town Map 16 Lot 13).

Rick – please give us a quick synopsis of what you're asking for. Joan – the current garage is too small to get a car into. All my neighbors have huge garages. I'd like to put car in there instead of putting it under the trees.

Rick – the sketch show the building two feet from the property line, correct? Jeffrey – yes. Rick – what's on the other side of the line? Jeffrey – our neighbor's garage.

Rick – I asked Mark a question earlier: is this an expansion of a non-conforming use? Mark – the ZBA looked at a similar situation on Memorial Drive and said a variance wasn't necessary because the expansion was not getting any closer to the property line.

Open to the Public

No comments.

Public portion closed

Lou-Anne – I move to approve Case #550 – Joan Spaulding – request for a conditional use permit for earth moving of more than 25 cubic yards for rebuild of a residential garage in the Shoreland Zone at 104 Woods Grove Lane (Town Map 16 Lot 13) be approved as written.

Jim seconded. Passed 6-0.

Case #551 – Peter & Jane Precourt – Request for a conditional use permit for earth moving of more than 25 cubic yards for a new garage and driveway in the General Residential Zone at 95 Nottingham Road (Town Map 58 Lot A03).

Rick – can you give us a brief overview. Bill – I’m building a garage for them. It’ll be a finished garage upstairs with plumbing and heating. We meet all of the setbacks.

David – how much driveway is required because there is already a turnaround there. Bill – that’s where the garage is going.

Rick – Mark, this is an example of a case you’re thinking we should try to avoid in the future?

Mark – yes.

David – do we need owner documentation of the request? Mark – I’ll get the owner to sign off.

Conrad – I move to approve Case #551 – Peter & Jane Precourt – request for a conditional use permit for earth moving of more than 25 cubic yards for a new garage and driveway in the General Residential Zone at 95 Nottingham Road (Town Map 58 Lot A03).

Don seconded. Passed 6-0.

Other Business

Marijuana Ordinance Discussion

Rick – Sarah, are you here to share thoughts with us cause we’re sort of stuck?

Sarah – I want to give you a little flavor of what I saw at the MMA presentation. I think given where the State of Maine is it’s getting close to “go” time. There are four types of businesses we can opt-in to: retail, growing, manufacture and testing. We’ll need zoning for each activity. The state is working on a track and trace system. Their time line is to request applications for conditional use permits in November-December. Applicants then go to the municipality and return to the state for the final license. Payments are accepted in the form of a bank check or money order.

Rick – is MMA going to come up with a model ordinance? Sarah – not that I’ve heard.

David – we need to decide what kinds of businesses, how many and where they can be located.

Rick – the where’s will probably dictate the number that makes sense.

Jim – we need to avoid too many signs. David – this is covered in the state regulations. Sarah – the town sign ordinance would apply.

Jim – will national businesses e.g. a Walgreens or Cumberland Farms get involved in cannabis?

Sarah - there is a residency requirement in the state rules. Plus, the accounting would be a nightmare.

Mark – who will handle the applications? Sarah – the Town Council will have to look at both application fees and process.

Approval of any Minutes

September 25, 2019 minutes. Conrad moves acceptance, Lou-Anne seconds. Approved 6-0.

Meeting adjourned.

Respectively submitted by David Lee