

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 23, 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 (non-voting), Justin Poirier, Don Mattice (non-voting), Mark Arsenault – CEO

Public, per sign-in sheet: Gary L Sawyer, Ben Murray, Ramona Ferran, Elliot Thayer, F.W. Elliott, Pam Elliott, Dain Thomason, Jeannie Thomason, Travis Mills, Dan Kaplan, Steve Kaplan, Bill Monagle

Case #552 – Ramona Ferran – Request for a conditional use permit for earth moving of more than 25 cubic yards for rebuild of a residential structure in the Shoreland Zone at 96 North Shore Lane (Town Map 54 Lot 25).

Rick – can you give a brief description of what you'll be doing. Elliot Thayer – I'm working with Ramona on her site plan. I have a full size site plan drawing we can go over. This shows the boundaries, current improvements and the proposed house superimposed on top. The building is 149 feet from the high water mark of Cobbossee. The existing impervious area is above the 20% limit at 29.7 percent, but since the proposed building area is slightly lower, it is grandfathered. The new cottage will maintain the set-back from Key's Landing but be rotated clockwise so it no longer crosses over the west side boundary.

Rick – what is the topography like? Elliot – the back of the house is about nine feet higher which will work out well for the daylight basement design.

Ed – is the current building on a frost wall or posts? Ramona – it's on posts.

Open to the Public

No comments.

Public portion closed

Justin – I move to approve Case #552 – Ramona Ferran – request for a conditional use permit for earth moving of more than 25 cubic yards for rebuild of a residential structure in the Shoreland Zone at 96 North Shore Lane (Town Map 54 Lot 25) as presented.

Lou-Anne seconded. Passed 7-0.

Case #553 – S & D Realty – Request for a conditional use permit for a low impact commercial use for a storage building in the General Commercial Zone at 1388 U.S. Route 202 (Town Map 20 Lot 1-A).

Rick – is someone here from S & D? Steve – we're just building a 40 by 50 feet cold storage building for equipment storage and overflow of parts. It will be placed behind our existing building.

Rick – will there be additional site work? Steve – more driveway, and we're consulting with Cobbossee Watershed on phosphorous control.

Rick – I know that Cobbossee Watershed District (CWD) has some thoughts on this project. Bill – back in 2010, when Kaplan Electric applied to build their original building, they had to satisfy phosphorous control since they were in the Annabessacook Lake watershed. They paid a compensation fee of \$1,600 because they were unable to meet the phosphorous standard at that time. With this project, we're still working on what the additional fee will be as the detail of the project are being finalized.

Rick – Bill, what do we need to do? Condition any approval upon satisfaction of the fee? Bill – yes, and I think we can simply amend the original plan as opposed to needing a new engineering study.

Jim – what is the source of the phosphorous? Bill – as you add more impervious area through added compacted gravel or a building roof, more water needs to be treated.

Open to the Public

No comments.

Public portion closed

Justin – I move to approve Case #553 – S & D Realty – request for a conditional use permit for a low impact commercial use for a storage building in the General Commercial Zone at 1388 U.S. Route 202 (Town Map 20 Lot 1-A) with the condition that the CEO issues the permit provided the compensation fee determined by CWD has been paid.

Ed seconded. Passed 7-0.

Case #554 – Mills Stewart – Request for a conditional use permit for a condominium association subdivision in the Shoreland Zone at 55-69 Turtle Run Road (Town Map 53 Lot 7-B).

Rick – my understanding is that we need to do this in a two-step process with two public hearings. First, to determine the completeness of the application; the second to have a hearing on the approval decision.

Ben Murray – I'm from Coffin Engineering and this is not a typical subdivision plan. We have an existing facility with cabins and we're only asking for a change of ownership through a condominium association. We have delineated common areas, limited common areas for each of the cabin owners as well as easements for lake access to the dock system.

Travis Mills – the reason we're doing this is we bought the property, rented the cottages out and pretty much broke even. Since a lot of people want to buy one, it'll cut down on maintenance and we think we can pay off the mortgage and keep rebuilding at Lakeside Marina.

Ed – whose signature is on the subdivision application and can a printed name be added? Ben – that's mine and I will do so.

Gary – the requirements call for a legend; can one be added? Ben – I will.

Lou-Anne - will you Travis still be involved? Travis – my partner Zac and I will likely each buy one of the cabins so we'll still be a member of the association.

Open to the Public

F.W. Elliott – We're abutters at the big condo and they've been great neighbors even with the renters.

Public portion closed

Justin – I make a motion that the application is complete for Case #554 – Mills Stewart – request for a conditional use permit for a condominium association subdivision in the Shoreland Zone at 55-69 Turtle Run Road (Town Map 53 Lot 7-B) with the condition that a legend be added to the plan.

Jim seconded. Passed 7-0.

Approval of any Minutes

October 9, 2019 minutes. Lou-Anne moves acceptance, Justin seconds. Approved 6-0.

Meeting adjourned.

Respectively submitted by David Lee