

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, NOVEMBER 13, 2019
7 PM**

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Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:00 Call to Order

Present: David Lee, Gary Dawbin, Lou-Anne Parker, Rick O'Brien, Ed Vigneault, Conrad Gilman, Justin Poirier, Don Mattice (non-voting), Mark Arsenault – CEO

Public, per sign-in sheet: Ben Murray, Zach Stewart, Tina Duplessis

Second Reading of 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 – three weeks ago the applicant was here with their application and pursuant to the subdivision ordinance we determined the application was complete. The ordinance requires a second public hearing to decide if it is approved.

Ben – the only change to the plan drawing was the addition of a legend.

Gary – is there some work underway at one of the cottages? Mark – that is a different property.

Open to the Public

No comments.

Public portion closed

Lou-Anne – I make a motion that we accept as written the second reading of 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).

Gary seconded. Passed 7-0.

Case #556 – Lakeside Lodging & Marina, LLC – Request for a conditional use permit for a change in use from Office to Cafe in the Shoreland at 77 Turtle Run Road (Town Map 54 Lot 40).

Ben – right now there is a store in the front of the building and a larger storage space in the back which is pretty much vacant. The plan is to renovate the space into a café/sandwich shop with no customer seating. We'd like to add a door on the lake side with an associated landing and stairs. With the addition of the café, we're proposing to add a griddle. We've talked with the

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Winthrop Utility District and will be adding a grease trap so we can collect it before it goes into the public system.

Justin – does the fire marshal's office require a hood system? Ben – yes, we'll supply a hood to comply with the state fire marshal.

Rick – will the grease trap be sub-surface. Ben – yes. Rick – so there will be some digging for that but when it's done it'll be back to existing grade? Ben – yes.

Zach – can we start the interior renovation and follow up with the Zoning Board of Appeals for the new ramp? Rick – yes.

Mark – as far as the grease trap location is concerned, a site evaluator will determine the best location and whether a variance is required.

Open to the Public

No comments.

Public portion closed

Gary – I move we approve Case #556 – Lakeside Lodging & Marina, LLC – request for a conditional use permit for a change in use from Office to Cafe in the Shoreland at 77 Turtle Run Road (Town Map 54 Lot 40).

Ed seconded. Passed 7-0.

Other Business

Burning Bush Village introduction – Barry & Cindy Crowell

Barry – about a year and a half ago, we bought a property on Metcalf Road. Rick – behind Audette's Hardware? Barry – yes.

I hired a wood harvesting company out of Augusta to clear the lot and two people expressed an interest in buying a house lot. This summer I asked Phil Locashio to design a condominium development and put as many condos in there as you can. After an initial design of two story buildings, I decided a senior living development of one story units would be better. City water and sewer is available put with only 20 PSI, a pump station would be required. The project site plan shows 30 lots using the Village Zone size requirements of 3,500 square feet. The homes should sell for between \$275,000 and \$325,000 generating somewhere around 9 million dollars of value. Before proceeding further and spending serious money, I want to make sure the town is okay with this project

Lou-Anne – so your plan is to sell the lots individually and let people build their own house? I plan to be the general contractor and sub out the individual pieces. My first priority will be to build the road and, get the water and sewer started.

Gary – would you have pre-approved house designs? Barry – yes, along the lines of the ones we included in your packets or the cottages at Granite Hill in Hallowell.

Rick – are there plans for a communal area? Barry – not specifically.

Rick – is this a single lot now? Barry – yes, although there are two zones in it. Rick – I'm wondering why you don't make it a condominium with common area thereby avoiding the lot size issue.

Mark – Justin, you were in Augusta how did they get around zoning challenges? Justin – they have contract zones which can be assigned where needed avoiding the call for spot zoning.

Rick – Barry, you should consult with your experts to figure out what options a condominium structure would allow you.

Approval of any Minutes

October 9, 2019 minutes. Gary moves acceptance, Ed seconds. Approved 7-0.

Meeting adjourned.

Respectively submitted by David Lee