

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, DECEMBER 11, 2019
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:05 Call to Order

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

Public, per sign-in sheet: Scott Durepo, Lee Sandler, Justin Poirier, Bob Young, Jeanne Flottemesch, Keith O'Brien, Tom Choate

Case #557 – Kenobi LLC – Request for a conditional use permit for a Change in Use to a 20 unit Multi-family occupancy in the Village Zone at 96 Route 133 (Town Map 26 Lot 25).

Rick – please give us a brief description of what you're looking for. Scott Durepo – three months ago I entered a contract to purchase the building. It's my understanding that the former owner received approval from the Planning Board to turn it into a 20 unit apartment building. I will be doing the same although the configuration is a little different.

Rick – Mark, did we approve this earlier? Mark – yes, there have been a few changes so I wanted to bring it back to you. It's a mixed use building with some standalone apartments and others shared.

Gary – our only concern should be parking and traffic. Scott – we have plenty of land so we can support as many spaces as are required.

Rick – how many short-term rooms? Scott – 15 and five regular apartments. I'm looking to rent weekly but keep renters for longer periods.

Lou-Anne – do any of the apartments have more than one bedroom? We have three singles, a double and one three bedroom.

Jim – do we have a town occupancy rate ordinance? Mark – no but the board can set conditions.

Open to the Public

Bob Young – are all of the units one bedroom? Scott – you can look over the plans. Bob – are children allowed; I'm concerned about the impact on the school system. Scott – it's possible but highly unlikely.

Lee Sandler – I own a rental property on High Street and will likely own a second one soon. My concerns are the weekly rental rates you'll charge compared to the rent I receive, increased auto traffic and the type of clientele you'll draw. For example, transient people often bring problems. Scott – we will have house rules and any who violate them will be asked to leave.

Public portion closed

Rick – I make a motion to approve Case #557 – Kenobi LLC – request for a conditional use permit for a Change in Use to a 20 unit Multi-family occupancy in the Village Zone at 96 Route 133 (Town Map 26 Lot 25) with condition that the applicant submit a 25 car parking plan to the CEO and occupancy is limited to two people per single room, three per one bedroom, four per two bedroom and five per three bedroom units.

David seconded.

Jim makes a motion to allow six people in the three bedroom unit. Gary seconds. Failed 3-4.

Passed 6-0 (Jim abstained).

Case #558 – Teen Challenge New England – Request for a conditional use permit for an Approved Faith-based Addiction Recovery Residence to increase residency up to 26 in the Rural Zone at 7 Meadows Hill Road (Town Map 7 Lot 89).

Rick – I know you were here before, please give us an update. Keith O'Brien – we were here two years ago having applied for a grant to provide funds for a similar project. We were not approved. However, we've reapplied and hope to receive an answer later this month.

Rick – you'd like to have 26 beds in the renovated building? Keith – yes.

Lou-Anne – how many in the current building? Keith – we have 16 beds for residents and four for staff or a total of 20. We want to use the old building for graduated residents in transition and supervisors.

Mark – we don't know if the new building will actually support 26 residents prior to completion of a Fire Marshall review. I won't be able to issue a building permit until this review is complete.

Jim – when do you expect to hear back on the grant application? Keith – we submitted it in July and will learn if we got it this month.

Lou-Anne – how long is your program? Keith – it's 12 to 15 months.

Open to the Public

Tom Choate – the problems I have: a lot of the people have been incarcerated, obviously have drug problems and there is no state or federal oversight. There have been incidents in the past. One time a state trooper was harmed by a combative person, another time skeletal remains were discovered by a hunter.

Keith – we called the police to help us with the intoxicated individual and the injury ensued thereafter. We tried to transport the other person (who threatened to kill himself) to the hospital for help but he jumped out of the vehicle and ran.

Jim – are there guidelines for faith-based operated rehab organizations? Keith – Teen Challenge is a 60 year old corporation with a headquarters in Missouri that does all of the credentialing for all the sites.

Jim – my son was in your program and I'm 100% in favor of what you do.

Rick – what is the timing of the project? Keith – if we receive the \$650K grant, we hope to begin in March.

Public portion closed

Gary – I move we table Case #558 – Teen Challenge New England – request for a conditional use permit for an Approved Faith-based Addiction Recovery Residence to increase residency up to 26 in the Rural Zone at 7 Meadows Hill Road (Town Map 7 Lot 89).

Conrad seconded. Passed 7-0.

Approval of any Minutes

November 13, 2019 minutes. Conrad moves acceptance, Lou-Anne seconds. Approved 7-0.

Other Business

Sarah Fuller is requesting a meeting to discuss marijuana, increasing the Village Zone and solar.

Meeting adjourned.

Respectively submitted by David Lee