

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, AUGUST 1, 2018
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:00 PM Call to Order

Present: Lou-Anne Parker, Rick O'Brien, Gerald Dawbin, Ed Vigneault, David Lee, Jim King and Mark Arsenault-CEO

Public: Per sign in sheet, Lewis Mendall and Sheila Mendall

1st Item: Case # 513- Lewis Mendall *Request for a conditional use permit for earth moving of more than 25 cubic yards for a residential garage in the shoreland Zone at 37 Harold Howell Way.* (Town Map 14 Lot 13)

Lewis Mendall spoke on his behalf, they would like to put up a garage with walkway beside it. They want to pour 36x36 pad, with a 32x32 garage. We need to move a couple of trees to do that, we are 100 ft. from lake and 40 feet from rd., and 20 feet from, neighbor. Lou-Anne asked if they were here to just ask for removal of tree's only. The board was feeling, we needed more information of where the walkways, water and garage will be. Mr. Mendall came to the front and fixed the maps explaining what things will look like. Ed asked how far from the shoreline will the garage be, he was answered, 104 feet. Ed also asked, about the shed, that is currently on the property, he was answered, the shed is going to be torn down. Mark stated, all the setbacks are correct. Where the garage is to be placed is about a 3 ft. slope. They are not changing the current driveway.

Rick asked who will be doing the work, he was answered, that the person who did the work next door, by the name, of Lee. Mark stated the persons doing the work on the concrete, will be shoreland certified. The tree cutting is well below 40 percent.

Ed asked about the sketch, how many feet between the house and the new garage, he was told, about 4-5 feet, will be between the house and garage, the house is on a full basement. Ed was concerned about the erosion plan.

David went to the lot to check it out, he was questioned by a neighbor, and she gave them a 100 percent go ahead. No one was at this meeting to oppose this construction.

Ed moved to accept the request of Case # 513 Lewis Mendall request for a conditional use permit for earth moving of more than 25 cubic yards for a residential garage in the shoreland at 37 Harold Howell Way (Town Map 14 Lot 13) be approved as written. David seconded the motion. All in favor and passed.

Opened to the Public: No public Comment

2nd Item:

Open to Public Comments:

Other Business:

Adjourned. 8:15

Respectfully submitted by Lou-Anne Parker - Secretary Planning Board