

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY, AUGUST 15, 2018**  
**7 PM**

Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

**7:01 Call to Order**

Present: Jim King, Rick O'Brien, Edward Vigneault, Gary Dawbin, David Lee, Mark Arsenault  
– CEO

Public, per sign-in sheet: Paul Cottrell, Sarah Fuller, Jan Tewksbury, Merry Hanson, Phil Locashio, Rita Moran, Peter Richards

**Case #515 – Town of Winthrop/Library – Request for a conditional use permit for an Increase in Impervious Area in the Village Zone for the purpose of building a new Parking Lot on Bowdoin Street (Town Map 31 Lot 12, 13).**

Paul Cottrell – I am a member of the Bailey Library Board of Trustees and the Winthrop Library Foundation. Library parking is a challenge so we'd like to combine two properties across from the Library at 36 and 40 Bowdoin, remove the two vacant houses and construct a parking lot. To do this we'd like to increase the impervious area from 54 to 66 percent.

Phil – we checked with the Water District and an increase of less than 5,000 square feet is okay.

Mark – I checked with Bill Monagle of the Cobbossee Watershed and he is all set.

David – there is a discrepancy between the Winthrop tax maps and the survey included in the application. Phil stated that the survey was accurate.

Jim – I'd like to see a six to eight foot buffer between the sidewalk and asphalt, and perhaps a small park with a couple benches. You may lose a few parking spaces but esthetically this is important.

Rita – I have two concerns. First, this would result in more town expense simply to maintain it which the town can ill-afford and second, it could increase teen loitering in the area.

Gary – how about placing a park using the north side. Paul – during the winter, we intend to place snow in that area.

Sarah – esthetically, we already have a park type area in front of the library plus a large site at Norcross Point. We need additional parking especially during special library sponsored events drawing 60 or more participants.

Rick – will this be open parking or reserved for the library, only? Sarah – it will be a municipal lot like the one downtown adjacent to Sully's.

Gary – is there a pathway from the Sully's lot to the library? And if not, can one be created? Mark – not really, there is privately owned property between the two.

Ed – Per the survey, it looks like the driveway at 36 Bowdoin Street is shared with the Burgess abutter; is this a problem? Paul – renters at the Burgess property regularly park there.

Ed -- how about the side and back line set-backs. The town ordinance calls for 10 feet on the sides and 20 feet from the back side; are these being met? Phil -- The proposal has about five feet on the sides and 10 on the back line.

David -- this is a dimensional issue so the ZBA would need to weigh in.

Open to the Public:

Peter -- I do have a concern with the survey but that's an issue between me and the town.

Rick -- agrees that the planning board has no say.

Ed -- are there plans for some handicap spaces?

Rick -- do we need a crosswalk from the parking lot to the library?

David makes a motion to accept case #515 -- Town of Winthrop/Library - Request for a conditional use permit for an Increase in Impervious Area in the Village Zone for the purpose of building a new Parking Lot on Bowdoin Street (Town Map 31 Lot 12, 13) provided that it meets all set-back requirements. Ed seconds.

Passed 5-0.

Approval of minutes for January 3 and March 21 tabled until Lou-Anne is available at the next meeting.

Meeting adjourned.

Submitted by David Lee