

**WINTHROP PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 5, 2018
7 PM**

Winthrop Town Office (Small Conference Room)
17 Highland Avenue

7:03 Call to Order

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

Public, per sign-in sheet: Edward Austin, Jim Coffin, Stephen Wood, David Silsby

Case #516 – David Silsby – Request for a conditional use permit for earthmoving of 25+ cubic yards within 250 feet of a lake in the Shoreland Zone for Erosion Control and 30% expansion of a shed at 56 Heritage Woods Lane (Town Map 51 Lot 1).

Jim Coffin – The purpose of this project is to improve the drainage system, replace existing stairs and footpath, stabilize the shore through the addition of riprap and, and rebuild and expand a dilapidated shed by the allowed 30 percent. Perforated pipe with stone lined trenches will be added to carry water westward behind the cottage and along the side of the property. In addition, a Natural Resource Protection Act (NRPA) permit application has been submitted to the Maine Department of Environmental Protection. And, the abutters have been notified as is required.

David S – we are steadily losing shorefront due to the composition of the soil. The high groundwater table coupled with heavy concentrations of clay cause the ground to move downhill towards the lake.

Rick – will any equipment operate from the water? No.

Mark – the NRPA is a serious review by MDEP.

Open to the Public:

No comments.

David makes a motion to accept case #516 – David Silsby - Request for a conditional use permit for earthmoving of 25+ cubic yards within 250 feet of a lake in the Shoreland Zone for Erosion Control and 30% expansion of a shed at 56 Heritage Woods Lane (Town Map 51 Lot 1), provided that MDEP approves the project and the planned expansion is directed away from the lake. Jim seconded.

Passed. 4-0.

Case #517 – Charles Shuman – Request for a conditional use permit for earthmoving of 25+ cubic yards within 250 feet of a lake in the Shoreland Zone for a foundation addition at 278 Memorial Drive (Town Map 43 Lot 1).

Stephen Wood – I am the general contractor for this project. The plan is to install a frost wall foundation under a portion of the enclosed porch so that the living space can be remodeled and expanded by approximately 150 square feet.

Rick – will the footprint change? No.

Mark – The contractor is shoreland qualified so that requirement is being met.

Open to the Public:

Edward Austin – I believe there is a deeded cow path along the shore of the property. Will this project affect it? No.

Jim – I have no questions.

Gary makes a motion to accept Case #517 – Charles Shuman – Request for a conditional use permit for earthmoving of 25+ cubic yards within 250 feet of a lake in the Shoreland Zone for a foundation addition at 278 Memorial Drive (Town Map 43 Lot 1). David seconded.

Passed 4-0.

Meeting adjourned.

Submitted by David Lee