

WINTHROP PLANNING BOARD MEETING  
WEDNESDAY, OCTOBER 3rd, 2018  
7 PM

Winthrop Town Office (Small Conference Room)  
17 Highland Avenue

7:01 PM Call to Order

Present: Lou-Anne Parker, Rick O'Brien, Ed Vigneault, David Lee and Gerald Dawbin

Case # 518 – Bruce Libby- Request for a conditional use permit for earth moving more than 24 cubic yards for a residential garage in the Shoreland Zone at 57 Harold Howell Way. (Town Map 14 Lot 7)

Leroy Smart spoke on behalf of Bruce Libby. Leroy is the contractor for Bruce Libby. They are building a garage, on the road side of the side of the Property 110+ Feet from the water, a 30 X 28 Ft building with a frost wall. It will be a single-story building with vinyl siding. He will use, erosion control.

Discussion was had on the closes point of the water, to the building. Ed felt we needed to make sure that we had the correct footage from the lake to the building. How much expansion has been used already.

Rick asked what the surface of the water front is, and Bruce did not remember what the surface contained.

Ed, said that the application has some errors on it, Bruce Libby does have the paper signed, and some names of the people involved in this project, are not identified. The Planning Board, agrees, that the paper work needs to be updated.

Leroy Smart does not do any of the ground work. He does not have the equipment to do that work. Leroy Smart does have a contract, with Bruce Libby to represent him at this meeting.

Leroy stated that they would like to start soon, with the cold weather coming.

Ed Moves that Case # 518 – Bruce Libby- Request for a conditional use permit for earth moving more than 24 cubic yards for a residential garage in the Shoreland Zone at 57 Harold Howell Way. (Town Map 14 Lot 7) be approved as written with the condition that all construction at a distance greater of 100 feet from the closest high-water mark. With the paper work to be looked over and blanks be updated. Dave seconded the motion.

Discussion-Gerald asked if the project is under 100 ft, from the high-water mark, is there a new application requirement? He was answered that the application would need to be amended. This was put to a vote, all in favor and passed with updated corrections.

Ordinance Update:

Bill Monogle is part of the Ordinance change work. Ed asked is this going to be a new ordinance, and we would have to repeal the old one. He was answered, yes that is the plan. Gerald talked about how Bill has brought in a lot of concerns of the water shed and keeping it safe. There is some discussion, about making the area of the water shed larger. The group is planning to go along with Chapter 1000.

Rick asked if we would have to pass this to DEP. Dave felt we may not need to do that. Dave also felt that generating a new map for the town, will be our biggest challenge. We need a map with overlay, to show the differences. We are not looking at removing lines, but combining zones, and changing the definitions of these zone, with this some lines will change.

Any Other Business:

Adjournment: Meeting adjourned at 8:00 pm.

Submitted by Lou-Anne Parker