

WINTHROP PLANNING BOARD MEETING
WEDNESDAY, March 23, 2022
7 PM

Winthrop Town Office (All Purpose Room)
17 Highland Avenue

7:04 Call to Order

Present: David Lee, Ed Vigneault, Greg Stewart, Don Mattice, Bettie Harris-Howard, Jaime Wolf, Tinalyn Caisse, Mark Arseneault – CEO

Public: Dan Russell, Neil Glazier, Scott Knox, Christine Lachapelle, Jill Ippoliti, Jeff & Jane Brennan, Adam Gravel, Martha Stasick, Debbie Sherman

PB Case #PB21-20 Winthrop Turkey Lane Solar LLC – Request for a conditional use permit to construct a solar farm on Turkey Lane (Town map 04 Lot 47)

Ed - I move that **PB Case #PB21-20 Winthrop Turkey Lane Solar LLC** – Request for a conditional use permit to construct a solar farm on Turkey Lane (Town map 04 Lot 47) be approved.

Tinalyn seconded. Approved 7-0

Public Comments:

Scott Knox- Questioned if they will upgrading utility poles? Assuming a lot of trucks, construction and new lines. Martha & Adam let him know CMP would be doing that if they felt they needed to, they are not expecting additional poles. They may replace existing poles, and maybe conductors, all pending.

Christine Lachapelle- Questioned where the entrance way be for the construction. Martha & Adam showed her the map, as she had not seen it prior.

Jill Apollo Asked if the proposed Moratorium that is going to be voted on by the Town Council, would have any effect on this project. Mark said that would be up to the town, and the moratoriums can be extended. Ms. Apollo is on the Conservation Committee, but said that she is not making an official comment on their behalf, however she is hoping for open space plans, and that the town will hire a land use planner for things like this.

PB Case #PB21-21 Neil Glazier – Request for a conditional use permit for earthmoving for the construction of a new garage at 875 Memorial Drive (Town Map 47, Lot 30)

Don- I move that **PB Case #PB21-21 Neil Glazier** – Request for a conditional use permit for earthmoving for the construction of a new garage at 875 Memorial Drive (Town Map 47, Lot 30), be allowed with the condition that the setback is approved by the appeal board. If not, and more Earthmoving is required, Mr. Glazier must back to the planning board.

Ed seconded. Approved 7-0

Public Comments:

Debbie Sherman- Has questions on how high the blocks will be for a retaining wall, and wanted us to know about how much run off there is.

Other business:

Board discussed looking at size of cluster development. Will re-visit next meeting.

Meeting adjourned.

Respectively submitted by Jaime Wolf

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