

**WINTHROP PLANNING BOARD MEETING**  
**WEDNESDAY, April 13, 2022**  
**7 PM**

Winthrop Town Office (All Purpose Room)  
17 Highland Avenue

**7:05 Call to Order**

Present: David Lee, Ed Vigneault, Greg Stewart, Bettie Harris-Howard, Jaime Wolf, Mark Arsenault – CEO

Public: Nick Heller, Barry Crowell, Penny Jackson Pray

**PB Case #PB21-22 Nicholas Heller** – Request for a conditional use permit for Earth Moving of more than 25 cubic yards in the shoreland Zone for the teardown and reconstruction of a new garage at 38 Simpson Lane (Town Map 49, Lot 5)

**Public Comments:**

Penny Pray: She lives 2 houses down on Simpson. She wants to know is he using Lenny Ray. Affirmative response. She feels good about that. She also wants to know if they will wait until road dries up as they are having some issues right now. Affirmative response. She was concerned about the sinkhole.

Arthur Crowell: Will definitely not be 400 yard of earth as estimated by the contractor on the form. His professional opinion is 150 yards will be more than enough, and that it is an easy place to control erosion.

Greg: I motion that **PB Case #PB21-22 Nicholas Heller** – Request for a conditional use permit for Earth Moving of more than 25 cubic yards in the shore land Zone for the teardown and reconstruction of a new garage at 38 Simpson Lane (Town Map 49, Lot 5), be approved.

Jaime seconded. Approved 5-0

**PB Case #PB21-24 Arthur Crowell**- Requests a conditional use permit for the tear down and rebuild of an accessory structure at 824 Memorial Dr. (Town Map 47 Lot 10)

Greg: I motion that **PB Case #PB21-24 Arthur Crowell**- Requests a conditional use permit for the tear down and rebuild of an accessory structure at 824 Memorial Dr. (Town Map 47 Lot 10) be approved.

Bettie seconded. Approved 5-0

**Other business:** Mr. Crowell inquired about his plan for a senior citizen community. The board let him know we may have the ability to tweak the existing lot size. If he applies now, the board would have to deny him due to current zoning and lot size minimum requirements. The board will look into what would be able to be done, and if they would consider this change.

**Approval of 3.23.22 Minutes:**

Greg motions that 3.23.22 minutes be approved.

Bettie seconded. Approved 5-0

**Meeting adjourned.**

Respectively submitted by Jaime Wolf