



**Winthrop Planning Board Meeting Minutes
7 PM Wednesday, Nov. 29, 2023
17 Highland Ave.**

this meeting can be watched online at
<https://www.youtube.com/watch?v=gWmVfgWJ2k>

Call To Order – Roll Call

Chair Bettie Harris-Howard _x_, Vice-Chair Edward Vignault _x_, Secretary Jaime Wolf _(absent)_
Member Jim King _x_, Member Donald Mattice _x_, Member Gregory Stewart _x_
Member Aaron Chase _(absent)_, Member (Alternate) Richard Dorey _x_
Member (Alternate) Brent McCarthy _x_

Case 23-05 Consideration of a [request from Alex and Jean Bullens/William Hudson](#), Lakehouse Design Build (Agent), for a conditional use permit for expansion of a single-family residence in the shoreland zone located at 24 South Upper Narrows Lane on town map 33 lot 2.

- Applicant presentation
- Public comment
- Board discussion

Motion that case 23-05, the request from Alex and Jean Bullens/William Hudson, Lakehouse Design Build (Agent), for a conditional use permit for expansion of a single-family residence in the shoreland zone located at 24 South Upper Narrows Lane on town map 33 lot 2 be approved with the condition that a compass be placed on the map before being submitted to the CEO.

Motion by: Stewart **Second:** Vignault **Vote:** 7-0

Case Case 23-07 Consideration of a [request from Acadia Energy LLC/AE Turkey Lane LLC](#), Aviest Engineering, LLC (Agent), for a conditional use permit for installation of a 995 kWAC commercial solar array in the rural zone located at 0 Turkey Lane on town map 4 lot 37.

- Applicant presentation
- Public comment
- Board discussion

Motion that case 23-07, the request from Acadia Energy LLC/AE Turkey Lane LLC, Aviest Engineering, LLC (Agent), for a conditional use permit for installation of a 995 kWAC commercial solar array in the rural zone located at 0 Turkey Lane on town map 4 lot 37 be approved as presented.

Motion by: Mattice **Second:** Harris-Howard **Vote:** 6-1 (Dorey opposed)

Case 23-08 Consideration of a [request from Winthrop Lakes Region Chamber, Glenn Walker or Assigns/AE Winada Drive, LLC](#)/Aviest Engineering, LLC (Agent), for a conditional use permit for installation of a 995 kWAC commercial solar array in the rural zone located on Winada Drive on town map 2 lots 6I, 6J, and 6K.

- Applicant presentation
- Public comment
- Board discussion

Motion that case 23-08, the request from Winthrop Lakes Region Chamber, Glenn Walker or Assigns/AE Winada Drive, LLC/Aviest Engineering, LLC (Agent), for a conditional use permit for installation of a 995 kWAC commercial solar array in the rural zone located on Winada Drive on town map 2 lots 6I, 6J, and 6K be approved with the following conditions:

1. Applicant will try to do the least invasive post placement when doing the site analysis, especially around the wetland area, and
2. Prior to final approval, the Town Planner will determine if a subdivision amendment is necessary. If not, the project does not need to come back to the Planning Board for further review.

Motion by: Stewart **Second:** Vignault **Vote:** 6-1 (Dorey opposed)

Other Business:

CEO/PLANNER report(s)/update(s)

- [Gil Soucy letter](#) regarding mineral extraction ordinance

Consideration of minutes, if available. N/A

Adjourn

Motion: Move to adjourn meeting at 8:35 pm

Motion by: Dorey **Second:** Stewart **Vote:** 7-0