



## Winthrop Planning Board Meeting Minutes

7 PM Wednesday, Nov. 8, 2023

17 Highland Ave. and via Zoom

This meeting can be watched online at

<https://www.youtube.com/watch?v=gWmVfjgWJ2k>

### **Call to Order – Roll Call**

Present: Edward Vignault (Acting-Chair), Donald Mattice, Gregory Stewart, Aaron Chase, Richard Dorey (Alternate), Brent McCarthy (Alternate)

**Absent:** Bettie Harris-Howard(Chair), Jaime Wolf (Secretary),

The board took the agenda out of order and heard Case 23-03 (tabled from 9/13/23) Consideration of a [request](#) from Thomas Meiser for a conditional use permit for earth moving of more than 25 cubic yards within 250 feet of lakes for the purpose of expanding an existing, non-conforming structure for living space and garage at 27 Rocky Haven Ln.

After a presentation from the applicant, public testimony, and Board deliberation a motion to approve the application was made as follows:

**Motion by:** Gregory Stewart    **Second:** Aaron Chase    **Vote:** Yea – Unanimous with Rick Dorey abstaining.  
Motion passed.

### **Public Hearing**

Consideration of a recommendation to the Town Council on Zoning Ordinance amendments to meet the requirements of LD 2003 (“An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.”)

After public input and deliberation the Board entertained a motion to forward a recommendation as follows:

Move to approve of [LD 2003 Zoning Ordinance Amendment](#) language as written and to recommend adoption by the Town Council

**Motion by:** Richard Dorey    **Second:** Aaron Chase    **Vote:** Yea – Unanimous.  
Motion carried.

### **Other Business:**

Continued review with KVCOG Planning Director Joel Greenwood about a proposed ordinance to regulate quarries and gravel pits. Discussion ensued. No actions were taken.

The meeting adjourned at 9:40pm.

Respectfully submitted,

Dawn Emerson  
Town Planner