

**Winthrop Planning Board and Town Council Meeting  
Meeting Minutes  
June 16, 2004**

**Planning Board Members Present:** Chuck Porter (Chair), Eric Robbins, Bob Ashby, Dawna Leavitt, Andrew Flint.

**Town Council Members Present:** David Rheame, Kevin Cookson, Patrice Putman, Bill MacDonald

**Planning Board Members/Town Council Members Absent:** Steve Robbins, Rick O'Brien, Jon Leonard (Jim Norris, Jayne Despres, and Linda Caprara excused)

**Staff/Other(s) Present:** Beth Young, CEO; Dave Smith, Sandy Smith, Chief Joseph Young, Paula Gaudet (Superintendent), Lisa Frost (Secretary)

- Chair Kevin Cookson opened the meeting at 6:03PM.
- **Item # 102: Consider bids on a backhoe/excavator for the Highway Department.**

*MOTION by David Rheame, seconded by Patrice Putman, to approve the bid from RS Osgood for the Kubota Excavator for \$51,100 and the 16-ton trailer for \$8,040, leaving a reserve balance of \$15,860. Discussion: Chair Kevin Cookson explained that five bids were received and the lowest was from RS Osgood. VOTE: 4-0.*

- **Item #103: Consider a Bond Anticipation Note for Adell Demolition and asbestos removal.**

Superintendent Paula Gaudet explained the figures and process. Asbestos abatement is \$77,345. Demo bids are not open until June 30<sup>th</sup>. However, a budget figure of \$383,945 was determined. Additional expenses are due to the close proximity of other buildings. The amount of \$59,948 is in residue and \$15,000 will be due for the first payment in May 2005. Therefore, the total to bond is \$338,997.

*MOTION by Patrice Putman, seconded by David Rheame, to table the bond issue until the July 12, 2004 meeting. Discussion: None. VOTE: 4-0.*

*MOTION by David Rheame, seconded by Bill MacDonald, to allow the superintendent to sign the contract for asbestos removal in the Adell Building for the amount of \$77,345. Discussion: None. VOTE: 4-0.*

- **Item # 104 Hold a public hearing with the Planning Board to hear comments on the proposed Wireless Telecommunications Facilities Ordinance and related amendments to the Zoning Ordinance.**

Chair, Kevin Cookson opened the public hearing at 6:15PM

Citizen Richard Ferraro (prior name: Zane Keeler) expressed interest in an application for a land earth station (tower) for FAA Airport Surveillance and was giving his 30 days advance notice to the Board per the Ordinance Requirements. He distributed a memo to Town Councilors and Planning Board Members.

Chair Kevin Cookson asked Mr. Ferraro if he had any comments on the proposed Ordinance. Mr. Ferraro stated under Section 5, Subpart 2, he questioned "tree line vegetation" in relation to Cobbossee Watershed District's requirements. It was explained that Cobbossee Watershed District's requirements would be applied here and other applicable zoning ordinances would apply, as well. Planning Board Member, Eric Robbins stated the intention of "tree line vegetation" if for the Planning Board to review the scenic impact of the tower proposed versus the runoff issue.

Councilor David Rheaume asked how the fee structure was determined and why the Planning Board fee was so high: CEO: \$100 vs. Planning Board: \$2500. Planning Board Member Eric Robbins stated one of the goals was to encourage co-location and stealth location (requiring CEO approval and a \$100 fee) rather than new location (requiring Planning Board approval and a \$2500 fee). Therefore, the fee structure is intended to monetarily encourage people to seek co-location on existing towers.

Chair Kevin Cookson closed the public hearing at 6:35PM

- **Item #105 Consider the Wireless Telecommunications Ordinance and amendments to the Zoning Ordinance.**

*MOTION by Patrice Putman, seconded by Bill MacDonald, to approve Item #105, the Wireless Telecommunications Ordinance and amendments to the Zoning Ordinance. Discussion: None. VOTE: 4-0.*

*MOTION by David Rheaume, seconded by Bill MacDonald, to waive the second reading. Discussion: None. VOTE: 4-0.*

Councilor David Rheaume thanked Planning Board Members and Town Council Members who worked on the tower ordinance.

- Other Business  
None.
- Adjournment

*MOTION by Patrice Putman, seconded by David Rheaume, to adjourn at 6:45PM. Discussion: None. VOTE: 6-0.*

Submitted June 20, 2004 by Lisa Frost, Secretary to the Town Council & Planning Board.  
Approved by the Town Council & Planning Board on \_\_\_\_\_.