



# Regular Planning Board Meeting

Wednesday, July 26, 2023 at 6:15 pm

## Meeting Location

Meeting will be at the Winslow Town Office (Parks & Recreation Room)

Meeting is open to the public.

### 1. Establish Quorum

Confirm a quorum is present and discuss any conflicts of interest.

### 2. Old Business

#### a. Minutes

Review and approve the minutes from the July 5, 2023 meeting

#### b. Public Hearing - Ordinance No. 02-2023

AN ORDINANCE Providing for: An Amendment to §300-50 C.2 of the Town Code, to modify the conditional use of "Small store" to "Small stores" by adding the underline text per the attached copy.

### 3. Other

#### a. Discussion Item - Meeting Time

Discussion to consider changing the regular meeting times from 6 pm to 6:15 pm.

#### b. Public Comment

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Contact: Kaitlyn Philbrick (kphilbrick@winslow-me.gov 207-872-2776) | Agenda published on 07/19/2023 at 10:17 AM

# Town of Winslow

## Planning Board

Meeting Minutes 07-05-2023

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### Call to order

A meeting of the Town of Winslow Planning Board was held in the Winslow Parks and Recreation room at 114 Benton Ave., Winslow ME 04901 on July 05, 2023, at 6:15 PM.

Board Members Present: Planning Board Chair – Gary Owen, Mike Desrosiers, Steve Gagnon, Elery Keene, and Larry Desmond

In-person attendees: Town Manager – Erica LaCroix and Administrative Assistant - Kaitlyn Philbrick

### Procedural Business

1. Determine that a quorum is present.

**Discussion:**

There was a quorum present.

2. Discuss whether possible conflicts of interest exist.

**Discussion:**

There were no conflicts of interest.

### Old Business

- Review and approve the Minutes and Findings of Facts from June 21, 2023.

**Decision:**

There were no suggestions or comments on the minutes. Steve Gagnon motioned to approve them as written, Elery Keene seconded the motion, and the Board voted in favor by a vote of 5-0.

- Review and approve the Findings of Facts for the following agenda items from the meeting on June 21, 2023:

1. Conditional Use:

**Applicant:** S.D.G. Investors Inc.

**Location:** 410 China Rd. Winslow ME 04901

**Purpose: Conditional Use Application** – Wants to convert his wood shop into two apartment units.

**Decision:**

Steve Gagnon motioned to approve the findings of fact, Mike Desrosiers seconded the motion, and the Board voted in favor by a vote of 5-0. Page 2

2. Conditional Use:

**Applicant:** Winslow PV LLC

**Location:** Cushman Rd. Winslow ME 04901

**Purpose: Conditional Use Application** – Wants to revise the site plan for a previously approved solar farm application.

**Decision:**

Elery Keene motioned to approve the findings of fact, Mike Desrosiers seconded the motion, and the Board voted in favor by a vote of 5-0.

Public Comment

**Discussion:**

There were no further public comments.

Adjournment

Mike Desrosiers motioned to adjourn the meeting at 6:34 PM, Elery Keene seconded the motion, and the Board voted in favor 5-0.

Minutes completed by:

Kaitlyn Philbrick  
Secretary to the Planning Board

Approved on:

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**§ 300-50 Conservation District.**

**[Amended 3-12-2007 by Ord. No. 2-2007; 12-13-2010 by Ord. No. 1-2010; 1-11-2016 by Ord. No. 15-2015]**

C. Allowed uses.

(1) Permitted uses:

(2) Conditional uses: **[Amended 1-14-2019 by Ord. No. 8-2018]**

Campgrounds

Companion animal care center

Farmers market

Government facilities

Greenhouses

Kennels

Mineral extraction

Parks and playgrounds

Small stores less than 3,000 square feet

Summer camp facilities

Warehousing/storage

Veterinary clinic

**NOTES:**

1. Anyone desiring to have a use not listed above may petition the Town for an appropriate zoning change.
2. Principal and Conditional Uses in the Conservation District shall conform to the applicable performance standards contained in this section and the Shoreland Zoning Section when development is within 250 feet of any regulated water body (lake, stream, bog or wetlands).

