

Winslow Planning Board

Agenda for November 21st, 2022

Chairman: Gary Owen

The Winslow Planning Board will hold a Regular Meeting on Monday November 21st, 2022, at 6:00 p.m. at the Winslow Town Office [in the Parks and Recreation Room](#)

Confirm a quorum is present.
Discuss any conflicts of interest.

Old Business:

- Review and approve minutes from October 17th meeting.

New Business:

- Review and make a recommendation on an ordinance providing for a Zoning Amendment to 120 Augusta Rd. from High-Density Residential to Mixed-Use.
- Review and make a recommendation on an ordinance providing for the creation of a Mixed-Use Zoning Overlay to a portion of Augusta Rd. beginning at Clifford Ave. and ending at a point 231ft. south of Gail St.

Other:

- Public Comment

**Planning Board Minutes
Town of Winslow, ME
October 17, 2022**

Members Present:

Gary Owen Michael Desrosiers Lynne Choate Steven Gagnon Larry Desmond
Mark Ward W. Elery Keene

Others present:

Amos Michaud, Winslow Code Enforcement Officer
Audra Fleury Jeff Allen from A. E. Hodsdon Trish Banks Mike Cloutier
Jonathan Gaulich John McCollor Jerome LeClair Nathan Colannino

Meeting called to order: 6:00 p.m.

Old Business: Approve minutes from September 19, 2022, meeting. Motion in favor to approve minutes as written by Elery Keene. Seconded by Steve Gagnon. All in favor. Motion Passes.

New Business:

Review a final subdivision plan by Pine View Mobile Home Park at 500 Augusta Road.

Jeff Allen, A.E. Hodsdon gave another brief overview of final plan. This approval was for phase 1 only, 14 lots. Jeff had written approval that Kennebec Water could handle subdivision. Showed on map where dumpster would be stored and had given CEO list of street names to make sure they were not already used in town. Motion to approve the final subdivision plan by Pine View Mobile Home Park at 500 Augusta Road as presented by Michael Desrosiers and seconded by Elery Keene. Roll call vote- All in Favor Motion passes 7-0.

Review conditional use application for Medical Marijuana dispensary at 746 Augusta Road for ReMaine Humble Farms.

Jonathan Gaulich explained what he would like to see for his business. Would like to add a small pick-up location/retail store front to his build. For customer pick up, currently he delivers to patients. No major construction needs to change location of the door and add a ramp for customers. Will be adding handicap and regular parking (15+/- spots)

Neighbor John McCollor had concerns about land use and upkeep on property and Jerome Leclair had concerns about traffic leaving parking lot headed toward town. Jonathan expressed he want to keep his lot looking nice and kept up but can't change his neighbor's lot.

Motion to approve the conditional use permit adding a pickup location with a sketch for access and egress to parking lot to be reviewed by the Code Enforcement Officer by Michael Desosier and seconded by Larry Desmond. Roll call vote- Motion passes 6-1, Mark Ward opposed.

Review a request for an extension to a Conditional Use Permit for a Large-scale Principal Solar Energy system for BWC Patee Pond LLC.

Nathan Colannino explained there is delays with CMP studies and reports all around the state and they are hoping to be able to start construction in September 2023. Request is for a 1-year extension for December 6, 2022, to December 6, 2023. Motion to Accept one year extension from December 6, 2022, to December 6, 2023, presented by Mark Ward and seconded by Elery Keene. Roll Call vote, All in favor 7-0 Motion Passes.

Other: Public Comment- None

Executive Session: procedural issues: discussion regarding where meetings will be held going forward. The Town Council space has been moved to the library is and there is not room available in the town office. All planning board meetings will be held in the Park and Recreation space on the 3rd Monday of the month. Motion by Steve Gagnon and seconded by Larry Desmond. All in Favor 7-0 motion passes

Steven Gagnon motion to adjourn, seconded by Larry Desmond. Motion passes, All in Favor.

End of Meeting: 6:29pm

Lisa Gilliam

From: Adam Lowell <adamlowell@roadrunner.com>
Sent: Friday, September 23, 2022 8:21 AM
To: Lisa Gilliam
Cc: Amos Michaud
Subject: Re: Zone Change Request

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Lisa,
Good morning. I would like it to be on the Oct agenda. I will plan to stop by this morning with a written request.

See u soon!
Thanks,
Adam

Sent from my iPhone.

On Sep 22, 2022, at 5:50 PM, Lisa Gilliam <lgilliam@winslow-me.gov> wrote:

Hi Adam & Amos –

Will this be an item you will want on the agenda for October's Council Meeting? Just let me know if you need to have a public hearing notice advertised so that I can get that into the newspaper as quickly as possible.

Thank you,



Lisa J. Gilliam
Winslow Town Clerk
Registrar of Voters & General Assistance Administrator
State of Maine – Dedimus Justice & Notary Public

Town of Winslow
114 Benton Avenue
Winslow, Maine 04901

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Email: lgilliam@winslow-me.gov



From: Adam Lowell <adamlowell@roadrunner.com>
Sent: Thursday, September 22, 2022 12:25 PM
To: Amos Michaud <amichaud@winslow-me.gov>
Cc: Lisa Gilliam <lgilliam@winslow-me.gov>
Subject: Re: Zone Change Request

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Thanks Amos! I will follow up with Lisa today or tomorrow.
Thanks for all ur help!

Sent from my iPhone.

On Sep 20, 2022, at 11:44 AM, Amos Michaud <amichaud@winslow-me.gov> wrote:

Hello Adam,

I looked into this further for you and checked with our Town Clerk Lisa Gilliam. There doesn't appear to be a formal application or form for requesting a zone change. You would just need to submit a letter describing your request to Lisa so that she can add you to the Town Council's agenda. After that you would need to attend the meeting to discuss your request with the Council. I've copied Lisa on this email to keep her in the loop on this.

Recap of our phone conversation:

Your property at 120 Augusta Rd. is currently zoned for High Density Residential however, it has for a long time been used as Commercial Office Space and is grandfathered to continue with such use. The High Density Residential zone does not allow for commercial uses unless grandfathered so any change in use would need to conform to the current zoning. On the opposite side of the street from your property on Augusta Rd. is the Mixed-Use zoning district which does allow a variety of both commercial and residential uses. You asked me about re-zoning and I advised that due

to your property bordering the Mixed-Use zone on one side it might be possible to have it re-zoned as Mixed-Use, however that request has to go through the Town Council.

Thank you,
Amos Michaud
CEO/LPI
O: 207-872-2776 Ext. 5207
C: 207-509-9577