

Planning Board Minutes

Town of Winslow, Maine

February 5, 2018

Members Present:

Elery Keene (chairman)

Gary Owen

Michael Desrosiers

Max Sheehan

Andrew Vear

Earl Watts

Others Present:

Adam Bradstreet, Winslow Code Enforcement Officer

Bette Bouchard, Secretary

Seth Carlson, subdivision revision applicant

Greg Carey, Surveyor representing Seth Carlson's plans

Meeting Called to Order: 6:00pm

Old Business:

- Acceptance of January 2nd, 2018 meeting minutes.
Motion by Gary Owen to accept the minutes as written, 2nd by Earl Watts with a unanimous vote to approve.
- Sign revised Subdivision plans accepted at January 2nd, 2018 meeting present by Greg Carey.
Motion by Andrew Vear to accept and sign the Plans as presented, 2nd by Mike Desrosiers with a unanimous vote to approve. *All present Planning Board members signed the presented plans.*

New Business:

- Review a Zoning change Request by Alisha Levine 65 China Road Map 16 Lot 33.
Motion by Gary Owen to table the request due to the absence of the applicant Alisha Levine, 2nd by Mike Desrosiers, **Discussion that the Code Enforcement Office will contact Alisha Levine to confirm her intent to continue with the request and be placed on the agenda for March's meeting.** A unanimous vote to approve.
- Review and discuss the wording of multiple dwellings in the general performance standards in Chapter 14 section 14-61 (F).
The Board reviewed the recommended wording change presented by Adam Bradstreet.

Motion by Earl Watts to make a recommendation to the Town Council to consider the wording change presented for the general performance standards in Chapter 14 Section 14-61 (F) *(as noted below this motion with the change indicated in red)*, 2nd by Gary Owen with a unanimous vote to approve.

Chapter 14 Section 14-61

(F) All principal structures shall be located on a lot; and only one principal structure shall be located; erected; or moved onto a lot, unless the structures have been approved as an open space development, or as the zone allows.

- *Earl Watts excused himself from the meeting for a prior obligation.*

Open Forum

- Mike Perkins submitted a Conditional Use Application on February 5, 2018 for his motorcycle school to conduct classes and driving practice in a parking lot located on Map 19 Lot 37 owned by Kennebec River Development Park, LLC on Benton Avenue. Mike was asking the Planning Board for guidance to what details and specification they would expect to accompany the completed application for review at the March 5th meeting.

The board asked Mr. Perkins some questions about his classes such as; hours of operation, months of operation, proposed structure to be used for a classroom, lighting, and proposed facilities.

Motion by Andrew Vear to add Mike Perkins' Conditional Use Permit to the agenda for March and to ensure procedures of the Winslow Code Book are followed, 2nd by Gary Owen, ****Discussion of proper procedure for conditional use permitting and noted there are different requirements for each zone as well as requirements laid out in Article 2 Division 2****, with a unanimous vote to approve.

- Andrew Vear asked the Planning Board to consider discussing in detail at March's meeting the possibility of making a recommendation to the Town Council to consider changing the minimum square footage requirements. This would make it easier for some of the smaller lots in Winslow to be developed to accommodate the current need for affordable housing.

Motion by Andrew Vear to discuss reducing the minimum square foot requirements at March 5th meeting, 2nd by Mike Desrosiers with a unanimous vote to approve.

Motion to adjourn the meeting at 7:35 by Michael Desrosiers, 2nd by Andrew Vear with unanimous vote to approve.