

## Planning Board Minutes

Town of Winslow, Maine

March 5, 2018

### Members Present:

Gary Owen (Acting Chairman)

Michael Desrosiers

Mark Ward

Max Sheehan

Andrew Vear

Earl Watts

### Members Absent:

Elery Keene

### Others Present:

Adam Bradstreet, Winslow Code Enforcement Officer

Bette Bouchard, Secretary

Elwood Ellis, Surveyor representing Kathy & Jeffrey Corey for a subdivision revision application

Michael Perkins, Applicant for Condition use

**Meeting Called to Order: 6:00pm** *(by Gary Owen vice-chairman in the absence of Elery Keene)*

### Old Business:

- Acceptance of February 5<sup>th</sup>, 2018 meeting minutes.

Motion by Earl Watts to accept the minutes as written with a spelling error correction, 2<sup>nd</sup> by Mike Desrosiers with a unanimous vote to approve.

### New Business:

- Site review and Public Hearing for Conditional use permit for Michael Perkins.

Michael Perkins presented his application to conduct Motorcycle driving classes on Benton Avenue Map 19 Lot 37. Mr. Perkins explained the hours of operation and the school would be Friday – Sunday during April – September with no motorcycle driving on Friday night it would be class time only. There would be a maximum of 12 students with 2 teachers. The bikes are all 250 ccs and Mr. Perkins brought with him 2 of the motorcycles for everyone to see and hear. Several abutters attended the public meeting and asked questions of Mr. Perkins pertaining to noise levels, safety, and placement of the building for classes, and to see and view the motorcycles.

Motion by Gary Owen to adjourn for a 10-15 minute break for Mr. Perkins to display his motorcycles, 2<sup>nd</sup> by Mike Desrosiers with a unanimous vote to approve.

Gary Owen resumed the meeting and asked the public if there were any further questions or concerns they wished to address. There was no further public discussion and the Planning Board members individually expressed some concerns about the conditional use application such as buffering, allowed principle uses for the mixed use zone, conditional uses of the mixed use zone, and usage history or the purposed lot.

Gary Owen requested a vote to approve the Conditional use application with 4 votes to approve and 1 vote opposed by Andrew Vear. With a 4 to 1 vote the Conditional Use Application is approved.

*\*Gary Owen recused himself from voting because he is vice-chairman.*

- Review a subdivision revision for Molly Murray and A & B Associate's subdivisions on Woodlawn drive.  
Elwood Ellis was present to represent the revision.

*\*Gary Owen recused himself from voting since he is vice-chairman.*

Motion by Andrew Vear to accept the Subdivision Revision as presented, 2<sup>nd</sup> by Mark Ward with a unanimous vote to approve.

- Adam Bradstreet presented on the behalf of Richard & JoAnne Bradstreet a request for a Zoning change from the Industrial District to Mixed Us for their property on the Augusta road Map 1 Lot 25-A.

Richard and JoAnne have requested this change because they have encountered difficulty selling their 3 acre lot because of the restrictions of the Industrial District that will not allow residential homes to be built. They feel that the surrounding area currently has residential homes already in place and changing this lot to the Mixed Use zone would continue to blend with the area and would allow options for a residential home or a commercial use.

*\*Gary Owen recused himself from voting since he vice-chairman.*

Motion by Andrew Vear to table the discussion of the zoning change until the next meeting so all Planning Board members can be present for discussion and to invite the Council member from that district to participate, 2<sup>nd</sup> by Max Sheehan with a unanimous vote to approve.

- Discussion to reduce the minimum square footage requirements

Adam presented the board with a list of zones that require minimum square foot requirements and asked the board to review and discuss eliminating them to allow smaller homes to be built on the smaller lots available in Winslow. Doug Dixon was present to explain to the board the standards make it very challenging to develop these small lots with affordable housing. Doug explained the high demand for affordable and efficient housing and that the need is for a variety of age groups including the elderly and the young families. The Board continued discussing the specifics of the high demand and the dynamics associated with making the change to the ordinance.

*\*Gary Owen recused himself from voting since he vice-chairman.*

Motion by Andrew Vear to have a special meeting on March 19<sup>th</sup> at 6:00 pm (extend the invitation to developer such as Doug Dixon and the Council) to further discuss the minimum square footage and to develop a recommendation to the council, 2<sup>nd</sup> by Mark Ward with a unanimous vote to approve.

Motion to adjourn the meeting at 8:05 by Michael Desrosiers, 2<sup>nd</sup> by Max Sheehan with unanimous vote to approve.