

Planning Board Minutes

Town of Winslow, Maine

October 1, 2018

Members Present:

Elery Keene (Chairman)

Michael Desrosiers

Gary Owen

Andrew Vear

Earl Watts

Others Present:

Adam Bradstreet, Winslow Code Enforcement Officer

Bette Bouchard, Secretary

Scott Rhoades, Property owner requesting a Zoning change

Doug Dixon, Applicant

Meeting Called to Order: 6:00pm

Old Business: Acceptance of August 6, 2018 meeting minutes.

Motion by Andrew Vear to accept the minutes as written, 2nd by Earl Watts with a unanimous vote to approve.

New Business:

- Review two requests for a zoning change to add Warehouse/Storage as an allowable use for the Rural & Conservation Districts. The Planning Board read the letters requesting the change and asked Mr. Rhoades what his future business plan is for his property on the China Road. The board then discussed the impact this type of use would have to the districts being presented for the change.

Motion by Earl Watts to make a recommendation to the council for a zoning change to add warehousing/storage as a conditional use in the Rural Zone only, 2nd by Gary Owen with a unanimous vote to approve.

The planning board reviewed an administrative request to make some changes to our sign ordinance 14-62 in conjunction with the zoning change requests.

Motion by Earl Watts per the request of administration to delete Rural Zone from section 14-62 (B) and to add Rural Zone to section 14-62 (C), 2nd by Gary Owen with unanimous vote to approve.

- Review a Preliminary Subdivision revision of Halifax Heights from Doug Dixon to convert the subdivision in order to conform to Winslow's Mobile Home Park standards. The Planning Board reviewed Doug Dixon's subdivision changes and conformation letters from Public Works, Police Department, and Fire Department.

Motion by Earl Watts for preliminary approval of the subdivision revisions of Halifax Heights to convert to a Mobile Home Park, with a final sketch plan to be presented to the Planning Board at the November 5th, 2018, meeting for final approval, 2nd by Andrew Vear with unanimous vote to approve.

Motion to adjourn the meeting at 7:45 by Michael Desrosiers, 2nd by Andrew Vear with unanimous vote to approve.