

Planning Board Minutes

Town of Winslow, Maine

April 1, 2019

Members Present:

Elery Keene (Chairman)
Earl Watts

Gary Owen
Max Sheehan

Mark Ward
Andrew Vear

Michael Desrosiers

Others Present:

Adam Bradstreet, Winslow Code Enforcement Officer
Bette Bouchard, Secretary
Scott Rhoades, applicant
Michael Cloutier, applicant

Meeting Called to Order: 6:00 pm

Old Business: Acceptance of November 5, 2018 meeting minutes.

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

New Business:

- Review a Conditional Use request from Scott Rhoades
 - *This request is consistent with a recent zoning change to allow storage/warehousing in the Conservation district as a Conditional use.*

Scott Rhoades and Mark from A.E. Hodsdon Engineering presented a Conditional Use Permit Application as outlined in the site plan packet given to the Planning Board members. The plan outlines the project in two (2) phases with construction of the driveway and first storage building to be the first phase and is anticipated to begin in 2019. The second phase of the plan is a second building and will require a storm water permit from the DEP. This phase will be permitted through the town once the storm water permit from DEP has been approved and submitted for review by CEO. The Chairman allowed time for comments/questions from any abutting land owners present. No comments or questions were presented.

Motion by Andrew Vear to accept the Plans as presented in two (2) Phases with the condition that Phase 2 only be permitted with an accepted storm water permit from the Maine DEP, 2nd by Gary Owen with unanimous vote to approve.

- Review a zoning change request from Michael Cloutier for his property at 748 Augusta Road (Map 1 Lot 129) to be converted from the Low Density Residential Zone to the Mixed Use Zone. Mr. Cloutier is proposing to use his Garage at this location for Auto Service and Vehicle Sales which is currently a Conditional use for the Mixed Use Zone.

The Board discussed the proposed zoning change and the impact of the change on surrounding lots and Zones.

Motion by Earl Watts to make a recommendation to the council for a zoning change of Map 1 Lot 129 to be converted from the Low Density Residential Zone to Mixed Use, 2nd by Gary Owen.

There was more discussion before the vote was taken.

Vote: one (1) Yes, five (5) No. Motion does not pass.

Motion by Gary Owen to table the discussion and hold a special meeting to discuss zoning in the Augusta Road area and to recommend changes if desired, the meeting will be held on Wednesday April 17th at 6:00 pm, 2nd by Earl Watts with a unanimous vote to approve.

Open Discussion Topics

Itinerant Vending

- The intent is to have Adam work with Michael Heavener and the Town Attorney to develop wording changes to chapter 5 Section 23 to allow Seasonal & Temporary Itinerant Venders to remain open for up to 180 days in a 12 month period also to add Seasonal & Itinerant Vending as an Allowable use in the Mixed use zone.

Motion by Earl Watts to make a recommendation to the council for a zoning change to allow Seasonal & Itinerant Vendors to the Mixed Use Zone and to present new ordinance wording in Section 5-23 (b) in order to allow Itinerant vendors to remain open up to 180 days in a calendar year, 2nd by Andrew Vear with a unanimous vote to approve.

Open Space

- Understand the requirements and standards of Open Space Development and how to utilize it to the fullest extent for the development that it is reserved/intended for. This is to better protect future developments from having Open Space that doesn't meet the Towns standards. This is a good topic for discussion for the Comprehensive Plan Committee.

Motion to adjourn the meeting at 8:10 by Michael Desrosiers, 2nd by Gary Owen with unanimous vote to approve.