

## **Planning Board Minutes**

Town of Winslow, Maine

**April 17, 2019**

### **Members Present:**

Elery Keene (Chairman)

Gary Owen

Michael Desrosiers

Earl Watts

Max Sheehan

Andrew Vear

### **Others Present:**

Adam Bradstreet, Winslow Code Enforcement Officer

Bette Bouchard, Secretary

Michael Cloutier, applicant

Bernard Doble, business owner 797 Augusta Road

Trish West, council member

### **Meeting Called to Order: 6:00 pm**

### **Old Business:**

#### **Acceptance of April 1, 2019 meeting minutes.**

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

#### **Review Zoning change on Augusta Road from Low Density Residential to Mixed Use.**

The Planning Board discussed the request from Michael Cloutier to change his lot at 748 Augusta Road from Low Density Residential to Mixed use. The Board discussed the current and future growth on the Augusta Road and how a zoning change of several lots along Augusta Road would be beneficial. Bernard Doble, owner of Trailside Performance at 797 Augusta Road spoke to the Planning Board in favor of the zoning change.

Motion by Earl Watts to make a recommendation to the Town Council to change lots on Map 4 Lots 25-G,25-F,17-A,17-J & Lots 128,126,127,125,129,124,123,130 on Map 1 (as they border to the Augusta Road) from Low Density Residential Zone to Mixed Use, 2<sup>nd</sup> by Gary Owen with a unanimous vote to approve.

### **Open Discussion**

#### **Contract Zoning**

- Adam explained to the Board what contract zoning was, the benefits that it would bring to Winslow, and that Waterville has been using it since they adopted it in 1986. After the discussion the Planning Board requested to have more details, contract examples, results of using contract zoning, and further discussion at the May 6<sup>th</sup> meeting.

Motion to adjourn the meeting at 7:35 by Michael Desrosiers, 2<sup>nd</sup> by Gary Owen with unanimous vote to approve.