

# ***Winslow Planning Board***

*Agenda for April 5th, 2021*

*Chairman: Elery Keene*

The Winslow Planning Board will hold a Regular Meeting on  
Monday, April 5th, 2021, at 6:00 p.m. via Zoom

## **Public Hearing with Town Council:**

- Public comment on an Amendment to an existing Contact Zone (Ordinance No. 4 - 2019) at 955 Benton Ave and 16 Heywood Rd

## **Old Business:**

- Review and approve minutes from 2/1/21 meeting.
- Vote on a recommendation to the Town Council for a Zoning Change to Mixed Use from High Density Residential for a portion of Steve Martin's lot off Marie Street.
- Vote on a recommendation to the Town Council to amend the Town's Medical Marijuana Ordinance to allow Medical Marijuana Caregiver Cultivation Facilities in more areas of town.

## **New Business:**

- Review a minor revision to an existing subdivision (The Woodlands) off Peach Tree Lane from Kevin Violette.
- Review a minor revision to an existing subdivision (Bellows Stream Subdivision) off Pattee's Pond Road from Jeremy Fortin.
- Vote on a recommendation to the Town Council for an amendment to an existing Contract Zone (Ordinance No. 4 - 2019) at 955 Benton Ave and 16 Heywood Rd.

## **Other:**

- Peter Garrett to discuss potential for walking trail near Sebasticook River
- Other Public Comment

Public Hearing: April 5<sup>th</sup>, 2021

**TOWN COUNCIL**

**ORDINANCE NO. \_\_\_\_\_**

**AN AMENDMENT TO ORDINANCE NO. 4 - 2019**

Providing for: An Amendment to the Winslow Zoning Map to Rezone the entire lot owned by the Town of Winslow on Tax Map 10, Lot 18-A (Benton Avenue) from the Mixed Use Zone (MU) to Contract Zoned Mixed Use (CZD/MU).

**BE IT ORDAINED** by the Town Council of the Town of Winslow, as follows:

**WHEREAS**, the Town of Winslow wishes to sell a portion of its building and land located on Tax Map 10 Lot 18-A; and

**WHEREAS**, ~~the division would create 2 non-conforming lots; now, therefore,~~ The division of lot 18-A creates two lots that do not meet the set-back requirements or the 25-acre minimum lot size requirement for Manufacturing, Warehousing and Retail uses exceeding 20,000 square feet in the Mixed Use Zone; now, therefore:

**BE IT ORDAINED** by the Town Council that such property owned by the Town of Winslow on Tax Map 10, Lot 18-A (Benton Avenue) be rezoned from the Mixed Use Zone (MU) to Contract Zoned Mixed Use (CZD/MU); and

**BE IT FURTHER ORDAINED** that the side setback requirement equals 0 feet. All other requirements of the Mixed Use Zone remain in effect. The minimum lot size for Manufacturing, Warehousing and Retail uses is 10 acres. ~~All other requirements of the Mixed Use Zone remain in effect.~~

**BE IT FURTHER ORDAINED** that the portion of the building connecting the lots is to be removed no later than July 30, 2022. ~~and the property will transfer back to the Mixed Use Zone (MU).~~

**SPONSORED BY:** Administration