

TOWN OF WINSLOW, MAINE
TOWN COUNCIL MINUTES
Monday, October 29, 2020

*Meeting was held in the Parks & Recreation Building
114 Benton Avenue, Winslow, Maine*

AT 7:00 P.M.

REGULAR COUNCIL MEETING

1. Roll Call

Attendance was taken with the following Town Councilors present: Jerry Quirion, Steve Russell, Patricia Ayer, Jeff West, Lee Trahan and Ray Caron; Ben Twitchell was present via Zoom.

Also present: Town Manager Erica Lacroix, Town Attorney Bill Lee, Code Enforcement Officer Adam Bradstreet, Town Clerk Lisa Gilliam and several Winslow residents.

2. Recite the Pledge of Allegiance

3. Approval of Minutes of Previous Meetings:

- None

4. Communications

5. Reports of Committees and Commission

- a. Town Manager's Report
- b. Department Reports
- c. Finance Committee Report (Treasurer's Warrants)
- d. Financial Report

NO REPORTS

PUBLIC COMMENT

The following public comments were from Winslow residents regarding Ordinance No. 4-2020:

- Dan Chapman stated he was against any commercial business being developed in a residential neighborhood.
- Ben Stafford said he was against rezoning the neighborhood because of the negative impact it will have on the surrounding properties.
- Marcia Stetson stated she did not support any zoning changes in this neighborhood.
- An unidentified resident said he had bought his home two years ago and would not want any commercial business being allowed in a residential neighborhood.
- Another resident said he would not have an issue with the vehicles being stored at this site, but would not want a commercial business on this property.
- Code Enforcement Officer Adam Bradstreet said that Lessard Street would be affected by the noise from commercial vehicles entering and exiting this property.
- Another unidentified resident said that making this change would bring surrounding property values down.

TABLED BUSINESS

1. Ordinance No. 4-2020:

An Amendment to the Winslow Zoning Map to Rezone the following Lot on Tax Map 13 Lot 115 from High Density Residential Zone to Mixed Use Zone.

Motion by Mr. Quirion to take Ordinance No. 4-2020 off the table for discussion; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

Motion by Mr. Caron for the Council to vote on the approval of Ordinance 4-2020; motion seconded by Mr. Quirion.

Roll Call: N Ben Twitchell
 N Jerry Quirion
 N Steve Russell
 Y Patricia West
 Y Jeff West
 N Lee Trahan
 N Ray Caron

Motion failed by a vote of 2-5.

OLD BUSINESS

None

NEW BUSINESS

2. Ordinance No. 6-2020:

An Amendment to Building and Plumbing Chapter 4, by adding Sec. 4-(C), titled ‘Temporary Mobile Home Amendment’ by adding the following language: If a homeowner’s residence is rendered uninhabitable by fire, storm or other sudden casualty, the homeowner may place a single-wide mobile home, as defined in Section 14-85 of town ordinances, on the property for the homeowner’s personal use while the home is being rebuilt for a period of up to two years, provided the mobile home and its placement otherwise meet the requirements of all town ordinances. No extension of the two-year period may be granted.

Motion by Mr. Quirion to approve Ordinance No. 6-2020; motion seconded by Ms. Ayer. Discussion followed. Town Attorney Mr. Lee said there would have to be an advertised Public Hearing for this item and then schedule the 2nd reading for the November 9, 2020 Town Council Meeting. Following that meeting, Mr. Lee said there would be a 30-day waiting period before the mobile home could be placed on the property.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

3. Ordinance No. 7-2020:

An Amendment to the Winslow Zoning Map to Rezone a portion of a lot owned by C & L Real Estate on Tax Map 13, Lot 115 from the High Density Residential Zone (HDR) to Contract Zoned High Density Residential Zone (CZD/HDR). The portion of the lot is described as Lots 87, 88 and 89 in Dunbar Acres & Dunbar Acres Annex Subdivision and recorded in the Kennebec County Registry of Deeds on September 22, 1961 in Book 24 Page 51.

After a brief discussion, motion by Mr. Quirion to table Ordinance No. 7-2020; motion seconded by Mr. Russell.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

4. Order No. 25-2020:

Authorizing up to \$1,902,000 of the Town's General Obligation Bonds to finance sewer and drain improvements.

Motion by Mr. Quirion to approve Order No. 25-2020; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

Motion by Mr. Russell to waive the second reading of Order No. 25-2020; motion seconded by Mr. Quirion.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

DISCUSSION ITEMS

None

ADJOURNMENT

Motion by Mr. Russell to adjourn the meeting; motion seconded by Mr. Quirion.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

Meeting adjourned at 7:30pm.

Respectfully submitted by,
Lisa J. Gilliam
Town Clerk