

**Planning Board Minutes
Town of Winslow, ME
August 22, 2022**

Members Present:

Elery Keene Gary Owen Michael Desrosiers Lynne Choate Mark Ward-zoom

Others present:

Amos Michaud, Winslow Code Enforcement Officer

Audra Fleury

Trish Banks, Jeremy Marcoux, Ed Marcoux, Donald Michaud, Ray Weed and Jeff Allen from A. E. Hodsdon

Meeting called to order: 6:07 p.m.

Old Business: Approve minutes from July 25, 2022, meeting. Motion in favor to approve minutes as written by Lynne Choate. Seconded by Michael Desrosiers. All in favor. Motion Passes.

New Business:

Public Hearing for the preliminary subdivision plan by Pine View Mobile Home Park at 500 Augusta Road.

One written comment, no name or address, read by Amos Michaud, statement regarding current state of mobile home park at 499 Augusta Road. Trish Banks commented that she does not own the park at 499 Augusta Road, only the business in front of it. She can not fix the issues brought up in statement.

Ray Weed- stated he has no problems with new park but has some concerns, the speed limit is too high for the area with increase in traffic and that setback requirements should be adhered to.

Review for the preliminary subdivision plan by Pine View Mobile Home Park at 500 Augusta Road. Trish Banks gave a brief overview, A.E. Hodsdon (Jeff Allen) was running late. Mobile home park will be done in 3 phases, larger lots most will be roughly 60 x100. She would like to have whole project completed in 5 yrs.

Discussion regarding site visit on 8/31/2022 at 4:00. First phase will be 14 lots. Jeff just received wetland map and will forward that to Amos. They need to configure phase 2 according to map. Water and sewer have stated they will have capacity to handle all completed project. Roads inside park will remain private. Traffic on Augusta Road will only increase 2-3% day. They will need a DOT permit in phases 2 & 3.

Requesting a waiver for buffer on side of property would like 25 ft instead of 50ft, without waiver roads would be to close together. Back section would stay 50 ft.

First hearing-September 19th meeting

Other: Public Comment- None

Discussion regarding next meeting on September 19 and site visit at 500 Augusta Road

Mike Desrosiers motion to adjourn, seconded by Elery Keene.

End of Meeting: 7:05pm