

Town of Winslow

Zoning Board of Appeals

Meeting Minutes
05-17-2023

Call to order

A meeting of the Town of Winslow Zoning Board of Appeals was held at The Winslow Public Library at 136 Halifax St., Winslow ME 04901 on May 17, 2023, at 6:05 PM.

Board Members Present: Planning Board Chair – Gary Owen, Mike Desrosiers, Steve Gagnon, Mark Ward, Elery Keene, and Larry Desmond

In-person attendees: Town Manager – Erica LaCroix, Administrative Assistant - Kaitlyn Philbrick, George Lint, and several un-named residents.

Procedural Business

1. Determine that a quorum is present.

Discussion:

There was a quorum present.

2. Discuss whether possible conflicts of interest exist.

Discussion:

There were no conflicts of interest.

Old Business

1. Review and approve the minutes from the April 24th meeting.

Discussion:

There was no discussion or suggestions on the minutes.

Decision:

Michael Desrosiers motioned to approve the minute as written, Larry Desmond seconded the motion, and the Board voted in favor by a vote of 6-0

New Business

2. Public Hearing

Applicant: George Lint

Location: China Rd. Winslow ME 04901 Map 5 Lots 41, 41-1, 41-3, and 41-F

Purpose: **Zoning Change Request** - To change the above lots from Conservation District to Rural District.

Discussion:

The applicant would like to change the zoning on the above properties from Conservation to Rural in order to build climate-controlled warehouses to rent. He does not have building plans at this time but says that the project will meet the setback requirements.

Decision:

The Board reviewed the criteria listed on the attached findings of fact and conclusions of law and determined that the changes met the mandatory conditions listed in the ordinance. Steve Gagnon made a motion to move forward with accepting the proposed changes in keeping with the applicable codes and to send the recommendations to the Town Council for review. The motion passed 6-0.

Larry Desmond motioned to accept the Findings of Fact and Conclusions of law, Steve Gagnon seconded the motion, and the Board voted in favor 6-0.

This matter will go to the Town Council for a joint public hearing with the Planning board on June 12, 2023. It will then go back to the Planning Board on June 21, 2023. If the Planning Board passes the recommendation, it will go to the Town Council for a 1st reading on July 10, 2023 and a 2nd reading on August 14, 2023.

Discussion Items

1. Combined Planning Board and Board of Appeals Training

Discussion:

The Town is offering to provide a recording of the Local Planning Board & Board of Appeals Workshop offered by Maine Municipal Association. This would be split between two training sessions and offered to any members of the Planning Board and Zoning Board of Appeals who have not previously taken the training. The purpose of this is to offer a more flexible training option as Board members can choose a date that works for those interested in attending.

Mark Ward is interested in watching the recording from home after the training sessions are held, no other members are interested at this time.

Adjournment

Mike Desrosiers motioned to adjourn the meeting at 6:42 PM, Steve Gagnon seconded the motion, and the Board voted in favor 6-0.

Minutes completed by:

Kaitlyn Philbrick
Secretary to the Planning Board

Approved on:
