

Planning Board Minutes

Town of Winslow, Maine

March 2, 2016

Members Present:

Elery Keene (Acting Chairman) Dominic Carter Gary Owen
Caleb Albert Andrew Vear
Dabney Lewis, Winslow Code Enforcement Officer
Craig Stanton- Applicant
Doug Dixon- Applicant
Paul Fongemie- Public Works Director
Guy Senechal- Engineer/Project Manager Brookfield Renewable Energy Group

Meeting Called to Order: 7:15pm

Old Business:

- Acceptance of January 6, 2016 meeting minutes.

Motion by Caleb Albert to accept the minutes as written and 2nd by Dominic Carter, unanimous vote.

- Motion by Gary Owen to table the elections of the Planning Board and Setback definition and Sewer connection requirements until after the applications are reviewed and 2nd by Andrew Vear with unanimous vote.

New Business:

- Craig Stanton presented his Conditional use permit application to expand his current home occupation business of car detailing to include state inspection mechanics only. There will be no body work, no junk cars on his property, no character or expansion to his lot with no increased traffic or parking. This business is a grandfathered non-conforming business since it was established prior to the 1999 ordinance revision.

Motion made by Dominic Carter to approve the expansion of this grandfathered non-conforming business to include state inspection mechanical work only and all used parts stored inside or if outside to be properly disposed of within one (1) week and for any new sign to meet Winslow's sign code ordinance. Motion 2nd by Andrew Vear with unanimous vote.

- Doug Dixon presented his application for a site plan review for two (2) four unit apartment buildings combining 12 of his subdivision lots to meet the square footage for 8 apartment units.

Motion made by Dominic Carter to accept the plans as written with Bill Lee's email of explanation to be attached to the application. Motion 2nd by Andrew Vear with unanimous vote.

- Guy Senechal Engineer/Project Manager Brookfield Renewable Energy Group presented the shoreland zoning permit application for Hydro-Kennebec for Atlantic salmon upstream fish passage. Work will begin in May or June 2016 and be complete by May 1st 2017. The State will approve all of the required permits once they see approval from Winslow.

Motion made by Dominic Carter to accept the application with Dabney's recommendation that all shoreland requirements are being met. Motion 2nd by Caleb Albert with unanimous vote.

Continuing with Old Business to elect a Board Chairman, Vice Chairman, and Secretary

- A motion by Andrew Vear to elect Elery Keene as Chairman for a 1 year term if elected by the Council and 2nd by Dominic Carter. Unanimous vote with Elery Keene not voting.
- Motion by Gary Owen to cease nominations for chairman and 2nd by Dominic Carter with a unanimous vote with Elery Keene not voting.
- A motion by Dominic Carter to elect Gary Owen as Vice Chairman. Gary Owen respectfully decline the nomination because of his status of Alternate. A motion by Andrew Vear to nominate Dominic Carter for Vice Chairman and 2nd by Gary Owen with a unanimous vote with Dominic Carter not voting.
- A motion by Andrew Vear to elect Robette Bouchard as Secretary 2nd by Dominic Carter with a unanimous vote.

Old Business of Sewer Connection and setbacks

The planning board discussed many options for amending the current ordinance and creating review criteria guidelines to be in place to assist the Board to making a clear decision when a sewer setback is presented for them to review. Dabney (CEO) agreed to write up the ordinance change for Sewer connection and review criteria guidelines to review at the next Planning Board meeting. Dabney will also present to the Board new ordinance wording for grease trap standards.

Setback discussion will be added to April's Planning Board Agenda

Motion to adjourn the meeting at 9:12 by Dominic Carter and 2nd by Andrew Vear with unanimous vote.