

Planning Board Minutes

Town of Winslow, Maine

April 6, 2016

Members Present:

Elery Keene (Chairman)	Dominic Carter	Gary Owen
Andrew Vear	Michael Desrosiers	Mark Ward
Dabney Lewis, Winslow Code Enforcement Officer		
Henry Beck (representing applicant Denise Hennessey)		

Meeting Called to Order: 7:15pm

Old Business:

- Acceptance of March 2, 2016 meeting minutes.
Motion by Dominic Carter to accept the minutes as written and 2nd by Andrew Vear, unanimous vote.
- Motion by Gary Owen to table the Setback definition and Sewer connection requirements until after the application of Denise Hennessey is reviewed and 2nd by Andrew Vear with unanimous vote.

New Business:

- Henry Beck representing Denise Hennessey's two (2) Conditional use permits requesting Map 33 Lot 33 and Lot 17 be converted from a season use to year round residency.

Motion by Dominic Carter to deny the applications presented based on the criteria that the required lot size specifications are not met as written in Winslow's municipal code book Section 14-48 sub (d) (2) *shown below*, 2nd by Gary Owen with unanimous vote.

Sec. 14-48. Seasonal Residential District

(d) Seasonal Residential District Performance Standards

(2) Conversion of Seasonal Dwellings

Conversion permits for seasonal residences to be used as year-round residences can only be issued by a conditional use permit from the Planning Board and only if the minimum standard dimensional requirements for the lot in the Seasonal Residential District are met. Those requirements include a lot of 2 acres, a width of 200 feet, a depth of 200 feet, and frontage as approved by Planning Board in compliance with Chapter 11, section 11-6 on a private right-of-way. Seasonal dwellings on lots of less than two acres and which also do not meet the width and depth requirements will not be able to convert to year-round residency.

Old Business of Setback definition, Sewer Connection, and Grease traps

Planning Board discussed many options for possible changes to the setback definition reviewing how to make it work best for the residents of Winslow and the Code Enforcement.

Motion by Dominic Carter to have the wording for the definition of a setback to be as follows; the imprint of the structure as it cast on the ground including all projections associated with the structure must meet the setback with the exemption of stairs only, shall not exceed 36" high and projecting less than 60". 2nd by Michael Desrosiers with a 3 in favor 1 apposed vote.

Planning Board members agree to the proposed Sewer ordinance from the Code Enforcement officer with minor changes such as the distance of a structure to be 300 feet instead of 500, and to have the applicant submit local estimates to the Planning Board with completed application. Dabney (CEO) agreed to write up the ordinance wording changes for Sewer connection to be finalized at the next Planning Board meeting.

Motion by Dominic Carter to have Dabney rework the changes in the Sewer Connection Ordinance and be presented at the next meeting 2nd by Michael Desrosiers with unanimous vote.

Board members agreed to the proposed Grease Trap ordinance change from the Code Enforcement officer with minor change of existing business becoming compliant within 90 days of the ordinance being adopted. Motion by Gary Owen to accept the wording with the changes and 2nd by Dominic Carter with unanimous vote.

Motion to adjourn the meeting at 8:50 by Michael Desrosiers and 2nd by Gary Owen with unanimous vote.