

WINSLOW PLANNING BOARD

Minutes of Meeting May 5, 2010

Chairman, Michael Parker called the meeting to order at 7:15 p.m. There were Four (4) members present, all voting.

Michael Parker Richard Browning Dominic Carter Elery Keene

Absent: Roy Strahan, Milton Pouliott

Also present: Frank Stankevitz, CEO, John Giroux, PW Director, & Al Hodgdon

This meeting was recorded (named PB 5.5.10.dvf) and is on file.

Elery Keene motioned to approve the minutes 4.21.10 and this was seconded by Dominic Carter. **Vote: All in favor.**

Ken Fletcher's term on the Planning Board has expired and he has not asked to be reappointed. During Monday evening's Council meeting, Andrew Vear was appointed to assume the open position. Milton Pouliott was reappointed for another term.

1) **Old Business: Greg Vigue Subdivision Final Plan – Bellows Stream**

Elery Keene motioned to approve the Bellows Stream Subdivision with the changes made to lot 1. This was seconded by Dominic Carter.

Discussion: Carl Snow asked if he could speak to the Board. Mike Parker explained that he could speak, although this was not a public hearing. Mr. Snow claimed that Mr. Vigue violated state law in splitting the property into two parcels to develop a subdivision. According to Mr. Snow, Mr. Vigue split the property in an attempt to circumvent the law which is not legal. It was pointed out to Mr. Snow that he may appeal the Planning Board decision to superior court. The Planning Board does not see this as illegal since Mr. Vigue had done the splitting way before the planning of the subdivision. Mr. Snow also claims the property has been cut "hard" twice in the last ten years causing the brook to go brown and the pond go algae. He says a \$110,000 federal grant is at risk. He said "they" destroyed the road and the bridge. Mr. Snow believes it is the Planning Board's duty to protect the pond and letting this happen will destroy it. Mike Parker explained that the board followed the prescribed measures of the town's ordinances and state DEP. Mr. Vigue had a certified forester on site and our CEO has spoken with the forester, Mr. Vigue and DEP. The cutting of this property is not relevant to the subdivision. Aerial maps were shown from 1993 and recently showing the land in fine condition. Mr. Snow is not shown as an owner of property in Winslow. Mr. Snow did claim he is a 50% owner of property owned by Betty Lee on Pickerel Point Road and an affidavit is on file with the assessor at this time proving that.

Vote on above motion: All in favor.

2.) **Desrosiers road width: discussed jointly with the Mullins subdivision**

Al Hodgdon discussed concerns of road width within newer subdivision located “in town”. The acceptable width at this point is 32”. Mr. Hodgdon would like to discuss the possibility of the acceptable width in certain subdivisions be 24’. John Giroux, PW director, said he is pleased with the latest subdivisions created by Mr. Desrosiers. The roads do not hold standing water as do some of the older subdivisions. Standing water is the number one complaint in some of the older subdivisions such as Smiley Avenue. The newer ones, Cardinal Way etc. have had no complaints of this sort. The ditch and driveway culvert plan has not worked well in the past and Mr. Giroux would not like to see this practiced in the future. Creating too narrow streets can have consequences such as no parking on the street, trouble in maintenance for the town and safety. DOT and DEP have differences in their recommendations for roads.

Mr. Giroux will get a listing of streets and their widths to Michelle by Monday. He will also provide more information on the DEP and DOT perspectives. Michelle will pass this information on to the board members. Mr. Hodgdon will create a simple decision matrix for the next meeting as well as bring in curb graphics for members to see.

This subject will be tabled and added to the June 2, 2010 meeting agenda. Mr. Giroux did say that the Town Manager, Mike Heavener would like to attend the meeting for discussion on this subject. The June 2nd meeting will include invitations to the Town Manager, Fire Chief, and the Police Chief as well as Mr. Hodgdon, Rene Desrosiers and Mr. Giroux so they may discuss the issue further.

Frank told the members they may want to revisit the road standards in the town’s ordinance for future considerations.

3.) **Wind Ordinance – tabled until after new business**

1.) **New Business: Cattleman’s - seasonal vendor permit application**

The board discussed there being adequate parking in the Pleau’s Market parking lot for this business. It was concluded there is adequate parking to support this. Mr. Browning asked if there were any type of fire prevention for this stand. Mr. Ryan Pachino , representative, manager for Cattleman’s, said he had not thought about that but would definitely purchase an extinguisher to have on site. Mr. Pachino said all waste water will be contained and brought back to the restaurant for disposal.

They will operate from 10 a.m. till 2 p.m. daily, between May 1 and September 30 and all equipment will be removed daily. Elery Keene motioned to accept the application for seasonal vendor with the condition that they not have any sit down area; will come before the planning board if this is something they find they may want in the future. This was seconded by Rich Browning. **Vote: All in favor.**

Jackson auto sales permit needed? – not on agenda

Larry and Paul Jackson would like to sell and repair used cars on the Cloutier property on 201. It was decided that they would need to apply for a conditional use permit for selling and repairing cars in the industrial district. Rich Browning motioned to have the Jacksons submit a conditional use permit to the board for consideration at the May 19, 2010 meeting. This was seconded by Elery Keene. **Vote: All in favor.**

2.) **Frost – Shoreland zoning permit**

No one present for this application. Added to June 2, 2010 agenda.

3.) **Tudela – Home day care permit**

No one present for this application. Added to June 2, 2010 agenda.

Rich Browning motioned to table the Wind Ordinance until the next special meeting on May 19, 2010. This was seconded by Dominic Carter. **Vote: All in favor.**

Frank will talk with Fred Snow about fee schedules for windmills and examples of the sizes they come in and have materials for the next meeting.

There will be a **special** Planning Board & Zoning Board meeting on **Wednesday, May 19, 2010 at 7:15 p.m.** to discuss the Jackson conditional use permit, Open Space Subdivision Ordinance and the Wind Ordinance.

The next **regular** meeting of the Planning Board is scheduled for **Wednesday, June 2, 2010 at 7:15 p.m.** On the agenda is Derosiers/Mullins road width concerns.

Rich Browning motioned to adjourn and this was seconded by Elery Keene. **Vote: All in favor.** The meeting adjourned at 9:00 p.m.

Michelle LePage,
Planning Board Assistant

