

WINSLOW PLANNING & ZONING BOARDS

Minutes of Meeting July 21, 2010

Planning Board Chairman, Mike Parker called the joint meeting to order at 7:15 p.m. There were four PB (4) members present, four (4) voting and four (4) ZB members present.

Planning Board:

Mike Parker Elery Keene Andrew Vear Milton Poulliot

Zoning Board:

Joseph Marcoux Susan Morissette Jerome Leclair Richard Hughes

Comprehensive Plan Committee: Paul Dunbar Michael Heavener Larry Fleury
Todd Violette Frank Stankevitz

Absent: Roy Strahan, Patricia Tobey, Dominic Carter, Dr. Kreigel, Richard Browning, Amanda Lessard

Mike Parker motioned to hold off on approval of the June 16, 2010 minutes until the next meeting, August 4, 2010. This was seconded by Andy Vear. **Vote: All in favor. 4 - 0**

This meeting was recorded (named ZB&PBJ 7.21.10.dvf) and is on file.

1) **New Business: None**

PUBLIC HEARING

2) **Old Business: Public Hearing to receive input of the proposed new Zoning changes Amendments to Chapter 14 Article 4 Ordinance 1-2010**

Michael Heavener, Town Manager presented the new map showing the zoning changes. Paul Dunbar explained that the Mixed Use area was intended to be primarily residential.

Correspondence: Kenneth Fletcher email, Joel Selwood letter & Robert Fenton letter

Mike Parker opened the Public Hearing at 7:35 p.m.

The Boards heard comments from many residents and Paul Dunbar, Chairman of the Comprehensive Plan Committee explained the vision of the Committee and that the language could be found in the Comprehensive Plan itself. He explained that affordable housing, keeping down costly sprawl and encouraging growth in certain areas was the Plan's vision.

Elery Keene stated that the growth area made perfect sense for conserving for the future. He also stated that he would like to see a land use inventory map like the one created several years ago, which Elery had copies of.

Paul Dunbar stated that this was the first he had ever heard of this map from Elery. Todd Violette had concerns from a developer's point of view, that changing the zoning on outer Clinton Avenue would hinder builders due to cost of sewer (public) and water being brought to the lots. He would like to see this area left as the Rural District.

Paul Dunbar feels that having areas as Mixed Use is the best way being as they can be used either way in most cases.

Gerard Poissonnier, President of the Friends of Fort Halifax, handed out to members a booklet of materials containing the proposed zoning ordinance for the Board's consideration. He doesn't think that the Mixed Use District is the in the best interest of the Fort and would like the Fort Halifax Historic District to be created for the area to preserve and protect the historical Heart of Winslow. The proposal would apply to the land solely owned by the state and the Town of Winslow. There are restrictions that the town agreed to in respect to that land, that have not been followed. Technically the band stand was placed in violation of those restrictions by not getting approval from the National Parks Service to build it. Any digging or development in the areas could have a very adverse impact on something that would not necessarily be true in any other part of town.

Jane Edwards, Friends of Fort Halifax, stated the ordinances language needs to be changed to reflect the historical significance areas of the Fort. A map has been updated to include this information and will be sent out to members to replace the current map in the Comprehensive Plan book. The checklist in the back of the Comprehensive Plan book also needs to be updated.

After a few more comments from residents, Mike Parker closed the Public Hearing portion of this meeting at 8:25 p.m.

Remainder of SEPCIAL MEETING: Discussion

The reasons for the types of zoning and why they were zoned that way was discussed. The intention of the changes is to encourage growth in the growth area and discourage non conforming lots. Paul Dunbar stated that this new map is very simple and makes most homes and businesses in Winslow conforming.

Mike Parker stated that the Boards would review the map and consider the comments emailed to the Board by Kenneth Fletcher, lot size in the rural district, the Garland Road and the Historical District and revise based on this. Also to leave Outer Clinton Avenue the district it is now. They will go back and fine tune the map and the verbiage in the ordinance and set a date for another meeting at that point.

Milton Poulliot made a motion to make the revisions of the map for review pertaining in the most part to Outer Clinton Avenue, the Garland Road and the Park (historical) area. This was seconded by Andy Vear. **Vote: All in favor. 4 - 0**

The next **Special** meeting is tentatively scheduled for August 18, 2010 at 7:15 p.m.

The next **regular** meeting of the Planning Board is scheduled for **Wednesday, August 4, 2010 at 7:15 p.m.** On the agenda is:

CMP – Shoreland Zoning Permit Application
Jabar - South Ridge Extension
Derosiers road width concerns
Mullins Subdivision Application
Zoning Map Changes

Milton Poulliot motioned to adjourn and this was seconded by Andy Vear. **Vote: All in favor. 4 – 0.** The meeting adjourned at 9:00 p.m.

Michelle LePage,
Planning Board Assistant

