

## Planning Board Minutes

Town of Winslow, Maine

August 10, 2016

### Members Present:

Elery Keene (chairman)

Dominic Carter

Gary Owen

Mark Ward

Michael Desrosiers

Andrew Vear

### Others Present:

Dabney Lewis, Winslow Code Enforcement Officer

Dan Lapointe - Applicant

### Meeting Called to Order: 7:15pm

### Old Business:

- Acceptance of May 4, 2016 meeting minutes.  
Motion by Dominic Carter to accept the minutes as written and 2<sup>nd</sup> by Michael Desrosiers, unanimous vote.

### New Business:

- Dan Lapointe presents his petition to revise the High Density Residential District Zone lines along China Road. Dan is requesting to have his property of 1.75 acre at 259 China Road Map 13 Lot 116 be changed from High Density Residential Zone to become part of the Mixed Use Zone for the purpose of maximizing the principle uses allowed in that Zone to be consistent with the surrounding area.

The Board reviewed the current Zoning Map and discussed the impact of the change to the area and the current businesses along the China Road near Mr. Lapointe's property.

A motion by Dominic Carter to recommend extending the Mixed Use Zone to include the one (1) parcel (Map 13 Lot 116) to Marie street. Motion 2<sup>nd</sup> by Andrew Vear with unanimous vote.

- The Planning Board discussed zoning districts that allow mobile homes and the impact of allowing them in other districts. The Board feels that the rural district should remain as the only zone allowing mobile homes based on protecting property values.

### **Open Forum Discussion**

- Reny Desrosiers was part of the audience and asked the Board if they would consider revising his subdivision plans to allow the original road layout and to remove the need of sidewalks. The Board said yes they would consider a formal subdivision revision with completed plans once the changes for not requiring sidewalks was finalized and added to the Town Ordinances.
- Caleb Albert was part of the audience and presented to the Board questions regarding the procedures used to review a home occupation. The Board explained to Mr. Alberts to present questions and concerns to the Code Enforcement officer and it would be reviewed by the planning board using the criteria in Section 14-63 of the Municipal Code book.

Motion to adjourn the meeting at 8:15 by Michael Desrosiers and 2<sup>nd</sup> by Dominic Carter with unanimous vote.