



TOWN OF WINSLOW, MAINE

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To: Winslow Town Council

From: Winslow Planning Board

Date: June 21, 2023

RE: Proposal to rezone Map 5, Lots 39, 39-A, 40, 41, 41-001, 41-002, 41-003, 41-F and 41-B on the China Rd to Rural District

Esteemed Councilors,

The Winslow Planning Board considered the rezoning request for the above-listed lots on China Rd. at our June 21, 2023 public meeting. Mark Ward and Larry Desmond were not in attendance and so abstained from voting. Property owners whose lots are affected attended, as well as members of the Pattee Pond Association and the Winslow Town Manager.

After concerns put forth by the public, testimony by the Winslow Town Manager, and consideration of the intent of the Conservation District to protect the Pattee Pond Watershed the Planning Board is issuing an "Ought not to Pass" recommendation on this zoning change by a 4 to 1 vote with Elery Keene being the sole vote to recommend passage of the zoning change.

The Planning Board voted instead to recommend that the Town Council consider the recommendation put forth by the Town Manager to amend the Conditional Use table of the Conservation District, again by a 4 to 1 vote with Elery Keene being the lone "no" vote. This proposal would modify the Conditional Use from allowing "Small Store – less than 3,000 sq. ft." to allow "Small Stores – less than 3,000 sq. ft." We believe that this allows for the desired ability to further develop along China Road without undermining the protections afforded by the Conservation District permitting requirements.

Sincerely,

Gary Owen, Planning Board Chair