

Winterport Planning Board Meeting

Minutes of February 17, 2022

1) Call to Order

The Meeting was called to order at 7:02 pm

2) Attendance; determination of Quorum

Board Members in attendance were Richard Jagels, Jim Gilbert, Kate Grossman, and John Coggeshall

3) Approval of Minutes of Meeting of November 4, 2021

The chair did not ask for approval of minutes of November 4; approval will be carried forward to the next meeting.

4) Chair's Report

- Revision of Land Use Ordinance

Jim Gilbert proposed to ask the town council to appoint a committee to revise the Land Use Ordinance. The committee would consist of planning board members and other interested citizens. The goal would be to remove conflicts and clarify wording in the ordinance. The Planning Board will request funds of up to 5000 dollars to hire a lawyer to review the ordinance to meet state laws and regulations.

- Secretary options

At this time, the Town has not found a replacement secretary.

- Budget for Planning Board

We are to submit a budget request for the coming year. The Planning Board recommended that the line item for secretary be increased to 1200 dollars and the funding for legal assistance for the ordinance revision be included in the budget.

5) Preliminary Sketch Plan: #2022-01

- Eagle Hill Subdivision Presentation

i) Darrell Ginn presented a sketch plan for the Eagle Hill Subdivision; a further subdivision of the Windswept Acres Subdivision on Meadow Road.

ii) Darrell Ginn had sent letters to abutters notifying them of the presentation of sketch plan. In attendance were Joshua Vance, Donna and John Atwood, and Diane and Mark Cleves.

iii) Several comments were made to make sure all covenants of the original subdivision were included in the covenants for this subdivision.

iv) Concern was expressed about the placement of wells and septic systems on the four lots; especially regarding distance to existing wells and septic systems on adjacent properties.

v) Mr. Vance read a statement expressing additional concerns, including loss of value of his property created by the subdivision. A copy of the statement is included in the application as an appendix.

6) Other Business

There was no other business

7) Adjourn.

Motion to adjourn was passed unanimously at 7:53 pm

*Approved 3/17/2022
John Coggeshall,
Chair*