

Town of Winterport Planning Board Meeting
Winterport Town Office
August 18, 2022

The Town of Winterport Planning Board met on Thursday, August 18, 2022, at 7:00 p.m. at the town office. Members present were: Chair Jim Gilbert, Lew Aurelio, John Coggeshall, and Kate Grossman.

Board Secretary Gloria Aurelio was also in attendance.

Carol Worster arrived at 7:20 p.m.

Chair Gilbert called the meeting to order at 7:00 p.m.

Chair Gilbert announced the resignation of long-time Board member, Richard Jagels. Chair Gilbert will send a letter to Mr. Jagels, thanking him for his many years of service to the Board.

1. Preliminaries

a. Determination of a Quorum

Four members of the Board were in attendance, indicating a quorum.

b. Approval of Minutes of July 21, 2022

Grossman moved, Aurelio seconded, and the Board voted unanimously to approve the minutes of July 21, 2022, as amended. (Richard Jagels' name to be struck from attendance, as excused.)

c. Welcome new member to the Board

Chair Gilbert also announced the appointment of Carol Worster to the Planning Board.

d. Chair's Report

Chair Gilbert announced that future meetings will move to the Victoria Grant Center.

2. Old Business

None.

3. New Business

a. Oak Hill Subdivision Sketch Plan Approval

2022-04 - Preliminary information for the Board.

Surveyor Darrell Ginn, representing Maine Construction LLC, presented a preliminary plan in May, which was not well received. The plan has now been revised.

Several abutting parcels of land have been sold. Mr. Ginn explained the right of way through the retained lot. Each lot has been soil tested. A utility pole on owner John Walker's land has been retained to serve all the lots in the subdivision. All lots have their own wells.

The deed to the application is now included. It was signed on August 3, 2022, but has not yet been recorded in the Waldo County Registry of Deeds. That will be done momentarily. That will establish that Maine Construction, LLC has the authority to apply.

John Coggeshall asked about concerns from the abutters. All have been resolved.

Kate Grossman asked about fire department access standards for the narrow driveway shared by lots two and three. The Fire Department requests a minimum 12' driveway; the driveway is 15' at its' narrowest.

There are no requests for waivers.

Ms. Grossman will join Chair Gilbert and Surveyor Ginn for a site visit on August 19, 2022, at 2:30 p.m. Mr. Ginn requested an official report of the site visit. Chair Gilbert agreed.

A public hearing on this matter will be held and advertised for the third week in September.

Chair Gilbert announced that the Land Use Ordinance Revision Committee will be meeting on the first and fourth Wednesdays of the month, beginning on September 7, at 6:30 p.m. at the town office.

The Board then announced that they would entertain questions/comments from those in attendance in the audience. This will not be part of the public record.

4. Adjournment

At 7:34 p.m. Coggeshall moved, Aurelio seconded, and the Board voted unanimously to adjourn.