

Town of Winterport Planning Board Meeting
Victoria Grant Center
May 18, 2023

The Town of Winterport Planning Board met on Thursday, May 18, 2023 at 7:00 p.m. at the Victoria Grant Building. Members present were: Chair Jim Gilbert, Lew Aurelio, John Coggeshall, Livia Davis, Kate Grossman and Carol Worster.

Board Secretary Gloria Aurelio and Land Surveyor Darrell Ginn were also in attendance.

1. Preliminaries

a. Call to Order

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

b. Determination of a Quorum

All six Board members were in attendance, indicating a quorum.

c. Approval of the Minutes of April 20, 2023

Aurelio moved, Coggeshall seconded, and the Board voted unanimously to accept minutes of the meeting of April 20, 2023.

d. Chair's Report

Chair Gilbert received a complaint call about drag racing on town property. He referred the caller to the Winterport Town Council.

e. Land Use Ordinance Review Committee

Kate Grossman reported that the Committee will report out to the Town Council. Certain conservative revisions to the existing land use ordinance will be recommended. In addition, very limited new ordinance dimensional limitations on any new lots will be proposed.

2. Old Business

a. Deer Meadows Subdivision Plan Revision

Surveyor Ginn stated that the Plan shows in notes that the lot will not be subject to subdivision.

After considerable discussion by the Board, Kate Grossman recommended that the language "Land not to be included in subdivision" be removed from the subdivision plan.

Chair Gilbert reviewed the checklist for completion of Application 2301, dated May 18, 2023.

Coggeshall then moved to consider the application complete. Worster seconded the motion, and the Board voted unanimously in favor. Motion passed.

Chair Gilbert advised that the next stage in the process is a public hearing, which is required by state law. A site visit was then considered.

Grossman moved, Coggeshall seconded, and the Board voted unanimously that a site visit would not be required.

Coggeshall moved to schedule a public hearing on June 8, 2023 at 7 p.m. to consider the application for Deer Meadow Subdivision and public questions/comments at that time. Aurelio seconded the motion, and the Board voted unanimously to approve. Motion passed.

Considerable discussion followed on seeking advice from the town attorney on language.

Coggeshall then moved that if the plan is submitted leaving out paragraphs 2 & 3 of the notes and leaving out, wherever it appears, the phrase “Land not to be included in subdivision” the Board then considers the application complete. Aurelio seconded the motion, and the Board voted 4 -2 (Gilbert, Grossman) to approve. Motion carried.

3. New Business

a. Discussion of Bylaws

Chair Gilbert has sent a draft to the Board for consideration of a timeline to elect a Chair and Vice Chair. The Board will discuss at their next meeting.

b. Adjourn

At 8:34 p.m. Aurelio moved, Coggeshall seconded, and the Board voted unanimously to adjourn.