

**Town of Winterport Planning Board Meeting
Victoria Grant Center
September 20, 2023**

The Town of Winterport Planning Board met on Thursday, September 20, 2023 at 7:00 p.m. at the Victoria Grant Center. Members present were: Chair Jim Gilbert, Lew Aurelio, John Coggeshall, Livia Davis and Carol Worster.

Vice Chair Kate Grossman was excused.

Board Secretary Gloria Aurelio and Land Surveyor Darrell Ginn were also in attendance, as well as Winterport residents Tim Moran and Mike Thibodeau.

1. Meeting of the Planning Board

a. Call to Order

Chair Gilbert called the meeting to order at 7:01 p.m.

b. Determination of a Quorum

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

c. Changes to the Agenda

Chair Gilbert moved the status of the Meyer Application (2022-04) to Old Business.

d. Approval of Minutes of August 17, 2023

Coggeshall moved, Worster seconded, and the Board voted unanimously to approve the minutes of August 17, 2023.

e. Chair's Report

Chair Gilbert had a question from a citizen on conveyance of the deed to their land, and the possibility of subdivision. He referred them to the Waldo County Registry of Deeds.

f. Ordinance Review Presentation to Town Council

Chair Gilbert reported that he and Vice Chair Grossman attended the Town Council's meeting/review on the proposed Land Use Ordinance. The ordinance will be split into two parts; the minor and editorial amendments of the current Land Use Ordinance will be considered by the Town Council for approval while the new lot size and setback ordinance will be presented at a town meeting for approval.

2. Old Business

a. Status of Meyer Application (2022-04)

Surveyor Ginn will provide the building permit to the town before lots 4 & 5 are started.

Aurelio moved, Coggeshall seconded, and the Board voted unanimously to approve the application.

b. Windward Way Approval (2023-06)

Surveyor Ginn reported that the application is complete; no further changes. The water line work has been completed. There is no landscaping concern.

Aurelio moved, Coggeshall seconded, and the Board voted unanimously to approve the application.

Surveyor Ginn reported that the Davis Application has been withdrawn. He asked if this application can be amended in the future. Chair Gilbert advised that a new application must be initiated.

3. New Business

a. Thibodeau Sketch Plan

Surveyor Ginn reported the property is pre-approved for water and sewer; a wetland study has been done. He also reported that the town has granted a 50 foot wide easement to access the property. Most lots are over 10,000 square feet, which meets state standards of 5,000 square feet.

Chair Gilbert advised a site visit should be scheduled for early October, before the next Planning Board meeting of October 19.

Surveyor Ginn would like to get input from the public at a public hearing before the application is complete. Chair Gilbert will schedule the public hearing for October 19.

John Coggeshall suggested that new applications for subdivisions be clear at the outset as to what is being done. It was suggested a narrative be written.

Citizen Tim Moran asked a question about the application fees for dwellings v. buildings on the property. He paid \$100 per dwelling unit. Chair Gilbert advised that the fee should \$100 per building; the town should be consistent with fee prices.

Tim Moran expressed thanks to the Board for their work and efforts, and especially for permission to install the water line for Windward Way.

4. Adjourn

At 7:28 p.m. Coggeshall moved, Worster seconded, and the Board voted unanimously to adjourn.