

Town of Winterport Planning Board Meeting
Victoria Grant Center
October 19, 2023

The Town of Winterport Planning Board met on Thursday, October 19, 2023 at 7:00 p.m. at the Victoria Grant Center. Members present were: Chair Jim Gilbert, Lew Aurelio, John Coggeshall, Vice Chair Kate Grossman and Carol Worster.

Livia Davis was excused.

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

1. Public Hearing: Thibodeau Subdivision

At 7:01 p.m. Chair Gilbert opened the Public Hearing on the Thibodeau Subdivision.

Surveyor Darrell Ginn introduced the plans for the subdivision, which will be on town water/sewer.

John Coggeshall asked about the entrance from Park Drive. Mike Thibodeau reported being unable to obtain a right of way from the private owner. He has since paid the Town of Winterport \$10,000 for a right of way across town land.

Chair Gilbert asked about the site visit. Carol Worster expressed concerns on wetlands. Surveyor Ginn informed that there will be a pumping station for sewer, and culverts are to be installed. The natural flow of water will not be affected.

Chair Gilbert asked about paving. It will be done, as per town requirement.

Chair Gilbert also asked if a homeowners association will be responsible for plowing. Surveyor Ginn informed that will be necessary only if the town does not agree to do the plowing. He will make a notation for this on the plan, it being a major subdivision.

Winterport resident Donna Gilbert asked about the impact of 16 homes on the school system. A letter indicating approval from Regional School Unit #22 will be included in the plan.

Being no further questions, at 7:15 p.m. Coggeshall moved, Worster seconded, and the Board voted unanimously to close the hearing.

2. Planning Board Meeting: Preliminaries

a. Call to Order

Chair Gilbert called the meeting to order at 7:16 p.m.

b. Determination of Quorum

Five members of the Board were present, indicating a quorum.

c. Approval of Minutes

Worster moved, Coggeshall seconded, and the Board voted unanimously to approved the minutes of September 20, 2023, as presented.

d. Changes to the Agenda

None.

e. Chair's Report

Chair Gilbert reported that he has met with Town Manager Ashey, to request that future Planning Board meetings be held at the town office. The request was approved. The town is working on getting all of the individual committee/board materials uploaded to the new website with a goal to streamline, no packet fees.

Surveyor Ginn reported that at their last meeting the town councilors tabled the application fee schedule. The Council is meeting again on Monday next to discuss.

Chair Gilbert advised that fees right now are \$500 for a subdivision application, \$100 for each unit.

3. Old Business

None.

4. New Business

a. Request for Clarification of Items regarding Thibodeau Application - Darrell Ginn

Surveyor Ginn requested Waivers on the following:

- Article IV-5 FEES, 8.D. Technical Assistance Fees

Vice Chair Grossman advised that the Board follow the ordinance, which she then read. Surveyor Ginn agreed on an escrow account or line of credit, if needed.

- Article IV-7 A. Information required on all developments, 13. Medium Intensity Soil Survey

Coggeshall moved, Aurelio seconded to grant the waiver.

Surveyor Ginn assured that engineering will show it is acceptable for building a roadway. There is no problem with soils, it is on town water & sewer.

Vice Chair Grossman moved to amend the motion to indicate engineering will show that soils are suitable for building a road. Coggeshall seconded. Vote was in favor, motion to amend carried.

The Board then voted unanimously on the original motion to grant the waiver.

- 17. Waive Materials List.

Coggeshall moved, Aurelio seconded, and the Board voted unanimously to grant the waiver.

- Clarification - Article IV-11 C. Information for all developments: Proposed development activity 10. Standards for Off-site improvements

Coggeshall moved, Worster seconded to grant the waiver. Vote was in favor, motion carried. Abstention: Grossman

- Article IV-15. Additional proposed plan information required for major developments

The Board requested a letter from the DEP.

(#12 was skipped.)

- Article IV-28, Table IV-1 Street Construction Standards

Waiver: 5 foot wide sidewalk

After discussion, property owner Mike Thibodeau stated his willingness to provide sidewalks if the town wants them installed. However, he cautioned that it may be a barrier to some town residents accepting the road as a town road, at Town Meeting next June.

Aurelio moved, Coggeshall seconded to waive the requirement of a five foot sidewalk. The motion carried with a vote of 3 to 2 (Gilbert, Grossman).

- Clarification - Conflict with minimum curb radii at intersections of minimum

Table lists 15 ft. *** 30 ft.

Coggeshall moved, Grossman seconded, and the Board voted unanimously to grant the waiver.

- Cul-de-sac

Surveyor Ginn requests to not pave the entire cul-de-sac. Will plant greenery in the middle.

Coggeshall moved to grant the waiver, as long as it is accepted by the town fire chief. Aurelio seconded, and the Board voted unanimously to approve.

- Minimum Center Line Radius of 150 ft.

Surveyor Ginn would like to treat as an intersection, not a roadway.

Worster moved, Coggeshall seconded, and the Board voted unanimously to grant the waiver.

- Article IV-32, Types of Guarantees

The waiver would allow Mr. Thibodeau to be able to sell lots instead of setting up another escrow. The road will be build to town specifications, and no lots will be sold until that happens.

Coggeshall moved, Worster seconded, and the Board voted unanimously to grant the waiver.

b. Other

None.

5. Adjournment

At 7:59 p.m. Worster moved, Coggeshall seconded, and the Board voted unanimously to adjourn.