

**Town of Winterport Planning Board Meeting  
Winterport Town Office  
January 18, 2024**

The Town of Winterport Planning Board met on Thursday, January 18, 2024 at 7:00 p.m. at the Winterport Town Office. 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.

1. Public Hearing: Wild Parsnip Acres (Davis) Subdivision Proposal

Chair Gilbert called the Public Hearing to order at 7:00 p.m. and opened the hearing for any comments/questions.

Surveyor Ginn explained the subdivision map. Part of neighbor Lyons' leach field is on the Davis lot, which he has a right of way for.

Hearing no other comments/questions, Chair Gilbert closed the public hearing.

2. Planning Board Meeting: Preliminaries

a. Call to Order

Chair Gilbert called the meeting to order at 7:02 p.m.

b. Determination of Quorum

Five Board members were in attendance, indicating a quorum.

c. Approval of the Minutes of December 21, 2023

Coggeshall moved, Aurelio seconded, and the Board voted unanimously to approve the minutes of December 21, 2023, as presented.

d. Changes to the Agenda

None.

e. Chair's Report

None.

3. Old Business

a. Davis Subdivision Proposal (2023-08) Completeness Review

Chair Gilbert asked why there are only two lots in the subdivision. Surveyor Ginn informed that a neighboring landowner, Pinkney, originally sold two lots to different parties, Davis and Lyons. That was in 2022. Davis then decided to split his lot into two parcels.

Chair Gilbert then commenced a completeness review for the Davis application.

After review, Worster moved, Grossman seconded, to accept all items A through D of the Site Plan Review Completeness Checklist as complete. The Board voted unanimously to approve.

John Coggeshall asked about wetland area in the vicinity. Surveyor Ginn informed the area is wooded and hilly. There is a stream is across the road, but no significant wetlands.

#### 4. New Business

##### a. Other

Surveyor Ginn has a client, Michael Wellman, whose parents had an approved conditional agreement in 2005. The subdivision was to be completed within a two-year period, unless an extension was granted.

Mr. Wellman has been paying taxes since 2005 on 8 lots. He has recently transferred the property to his son. Surveyor Ginn will submit a new application, and a public hearing must be scheduled. He also asked that the prior surveying be used.

Vice Chair Grossman requested the Board also be provided with a copy of the old application.

Chair Gilbert asked Surveyor Ginn to have Michael Wellman reapply, and provide a copy of the 2005 plan.

Surveyor Ginn then gave an update on the Thibodeau subdivision, which is on track for the February Planning Board Meeting. He may also have one more five- or six-lot subdivision coming forward.

#### 5. Adjournment

7:19 p.m. Coggeshall moved, Aurelio seconded, and the Board voted unanimously to adjourn.