

Town of Winterport Planning Board Meeting
Winterport Town Office
March 21, 2024

The Town of Winterport Planning Board met on Thursday, March 21, 2024 at 7:00 p.m. at the Winterport Town Office. Members present were: Chair Jim Gilbert, Lew Aurelio, John Coggeshall, and Livia Davis.

Vice Chair Kate Grossman and Carol Worster were excused.

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

Winterport residents William Leonard, Lisa Leonard, and Troy Gould attended as audience members.

Public Hearing

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

Amendment of K&V Subdivision on Stream Road

Surveyor Ginn explained this 8-lot subdivision was approved in 2005, with condition that the road be paved, which was never done. He is here this evening to obtain a completeness review.

Abutter Lisa Leonard, asked if road would now be paved. Surveyor Ginn replied affirmatively. Mrs. Leonard also asked if said road would be a private road or now become a Winterport town road. Surveyor Ginn explained that once the road is paved, it could be approved at a town meeting as a town road.

Mr. & Mrs. Leonard expressed concerns about water run-off from the road to their property, and to their well.

Surveyor Ginn presented the engineering plan, showing drains around the proposed cul-de-sac. A report will be obtained when the road is graded.

Being no further questions or concerns, at 7:22 p.m. Chair Gilbert thanked all for their attendance and input, and closed the Public Hearing.

Meeting of Winterport Planning Board

1. Preliminaries

a. Call to Order

Chair Gilbert called the meeting to order at 7:23 p.m.

b. Determination of a Quorum

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

c. Approval of the Minutes of February 15, 2024

Coggeshall moved, Aurelio seconded, and the Board voted unanimously to approve the meeting minutes of February 15, 2024.

d. Changes to the Agenda

None.

e. Chair's Report

Chair Gilbert announced that RH Foster Energy has withdrawn their request to for an addition to their current Winterport location. They are now considering renovation of the existing building.

Chair Gilbert announced that materials from the Board, including applications, will be included on the town website. He requested Board members inform him of any items that should be posted.

2. Old Business

a. Completeness Review for Amendment of K&V Subdivision

Chair Gilbert and Vice Chair Grossman found that the property was as represented on the sketch plan, at their site visit of February 27.

Surveyor Ginn presented a list of five waivers that he was requesting from Article IV, Section 9, of the Winterport Land Use Ordinance, as follows:

A.2) Fees

Coggeshall moved, Davis seconded, and the Board voted unanimously to waive fee.

A.13) Soils

This was included in the old application.

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

B.15) Topography

There have been no changes since 2005.

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

D.10) Groundwater

Wells were previously drilled.

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

D.11) Hydrogeological Assessment

This was waived in 2005. Over desired density that is required.

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

Chair Gilbert then confirmed that all waivers were accepted.

Chair Gilbert then conducted the Site Plan Review Completeness Checklist.

At that time, Surveyor Ginn requested an additional waiver on D.15), Sidewalks. Aurelio moved, Coggeshall seconded, and the Board voted unanimously to approve.

Coggeshall moved to consider the Application complete. Aurelio seconded, and the Board voted unanimously to approve.

Coggeshall then moved to approve the Plan for K&V Subdivision, as amended from 2005. Aurelio seconded, and the Board voted unanimously to approve.

The Board then signed copies of the approved plan.

3. Other

None.

4. Adjourn

The meeting was adjourned at 7:55 p.m.