



TOWN OF WINSLOW, MAINE

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www.winslow-me.gov

114 Benton Avenue
Winslow, ME 04901

Public Hearing: November 14, 2022

TOWN COUNCIL

ORDINANCE NO. 14-2022

AN ORDINANCE

Providing for: An Amendment to the Winslow Zoning Map to Rezone the following lot on Tax Map 15 Lot 12 located at 120 Augusta Road from High Density Residential to Mixed Use.

BE IT ORDAINED by the Town Council of the Town of Winslow, as follows:

WHEREAS, the Planning Board voted to recommend that the following lot on Tax Map 15 Lot 12 be rezoned to Mixed Use; now, therefore

BE IT ORDAINED by the Town Council that such property on Tax Map 15 Lot 12 be rezoned from High Density Residential to Mixed Use.

SPONSORED BY: Administration

IN THE TOWN COUNCIL

December 12, 2022

First Reading 7 0
accepted rejected

January 9, ²⁰²³2022

Second Reading 7 0
adopted rejected

Audra Henry, Interim
Town Clerk

APPROVED: January 9, ²⁰²³2022

CHAIRMAN: [Signature]

Gerry Laurion

Joseph Grew

[Signature]

[Signature]

[Signature]

[Signature]

* Council held a Public hearing on 11-14-22, but took no action.

* Tabled on 11/14/2022

Amos Michaud
Code Enforcement Officer
amichaud@winslow-me.gov



Audra Fleury
Administrative Assistant
aflurgy@winslow-me.gov

**TOWN OF WINSLOW, MAINE
CODE ENFORCEMENT OFFICE**
114 Benton Ave, Winslow, ME 04901
Tel: 207-872-2776 Fax: 207-872-1999

To Whom It May Concern,

A public hearing was held by the Town Council on November 14, 2022. Mark Ward was not present at the meeting and abstained from voting. Currently Mixed Use is across Augusta Road. Planning Board's roll is to make a recommendation only to the Council. Motion for the recommendation of the planning board is in favor of the ordinance providing for a zoning amendment to 120 Augusta Road for High Density Residential to Mixed Use. by Michael Desrosiers and seconded by Larry Desmond. Roll call vote- All in Favor Motion passes 6-0, with 1 abstention.

A handwritten signature in black ink, appearing to read "Gary Owen". The signature is stylized and cursive.

Gary Owen
Planning Board Chair

Lisa Gilliam

From: Adam Lowell <adamlowell@roadrunner.com>
Sent: Friday, September 23, 2022 8:21 AM
To: Lisa Gilliam
Cc: Amos Michaud
Subject: Re: Zone Change Request

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Lisa,
Good morning. I would like it to be on the Oct agenda. I will plan to stop by this morning with a written request.

See u soon!
Thanks,
Adam

Sent from my iPhone.

On Sep 22, 2022, at 5:50 PM, Lisa Gilliam <lgilliam@winslow-me.gov> wrote:

Hi Adam & Amos –

Will this be an item you will want on the agenda for October's Council Meeting? Just let me know if you need to have a public hearing notice advertised so that I can get that into the newspaper as quickly as possible.

Thank you,



Lisa J. Gilliam
Winslow Town Clerk
Registrar of Voters & General Assistance Administrator
State of Maine – Dedimus Justice & Notary Public

Town of Winslow
114 Benton Avenue
Winslow, Maine 04901

Phone: (207) 872-2776 Ext. 5209
Fax: (207) 872-1999
Email: lgilliam@winslow-me.gov



From: Adam Lowell <adamlowell@roadrunner.com>
Sent: Thursday, September 22, 2022 12:25 PM
To: Amos Michaud <amichaud@winslow-me.gov>
Cc: Lisa Gilliam <lgilliam@winslow-me.gov>
Subject: Re: Zone Change Request

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Thanks Amos! I will follow up with Lisa today or tomorrow.
Thanks for all ur help!

Sent from my iPhone.

On Sep 20, 2022, at 11:44 AM, Amos Michaud <amichaud@winslow-me.gov> wrote:

Hello Adam,

I looked into this further for you and checked with our Town Clerk Lisa Gilliam. There doesn't appear to be a formal application or form for requesting a zone change. You would just need to submit a letter describing your request to Lisa so that she can add you to the Town Council's agenda. After that you would need to attend the meeting to discuss your request with the Council. I've copied Lisa on this email to keep her in the loop on this.

Recap of our phone conversation:

Your property at 120 Augusta Rd. is currently zoned for High Density Residential however, it has for a long time been used as Commercial Office Space and is grandfathered to continue with such use. The High Density Residential zone does not allow for commercial uses unless grandfathered so any change in use would need to conform to the current zoning. On the opposite side of the street from your property on Augusta Rd. is the Mixed-Use zoning district which does allow a variety of both commercial and residential uses. You asked me about re-zoning and I advised that due

to your property bordering the Mixed-Use zone on one side it might be possible to have it re-zoned as Mixed-Use, however that request has to go through the Town Council.

Thank you,

Amos Michaud

CEO/LPI

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