



TOWN OF WINSLOW, MAINE

(207) 872-2776 Phone
(207) 872-1999 Fax

www.winslow-me.gov

114 Benton Avenue
Winslow, ME 04901

TOWN COUNCIL

ORDINANCE NO. 02-2023

Public Hearing: July 10, 2023

AN ORDINANCE

Providing for: An Amendment to §300-50 C.2 of the Town Code, to modify the conditional use of "Small store" to "Small stores" by adding the underline text per the attached copy.

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

WHEREAS, the Town wishes to identify China Road as a future growth zone and has incorporated this in the draft of the next Comprehensive Plan; and

WHEREAS, a portion of China Road runs through the Conservation District; and

WHEREAS, the Town is also committed to maintaining the stated purpose of the Conservation District found in §300-50 A to protect the Pattee Pond watershed and to limit activities which tend to adversely affect water quality; and

WHEREAS, the change from "small store" to "small stores" will allow further growth along China Road while maintaining the permitting and use site plan requirements under the Conservation District that will ensure growth is in compliance with water quality standards; now therefore

BE IT ORDAINED by the Town Council to amend §300-50 C.2 of the Town Code, to modify the conditional use of "Small store" to "Small stores" by adding the underline text per the attached copy.

SPONSORED BY: Administration

IN THE TOWN COUNCIL

August 14, 2023

First Reading 7 0
accepted rejected

September 11, 2023

Second Reading 7 0
adopted rejected

APPROVED: September 11, 2023

Andha Henry
Town Clerk

CHAIRMAN: [Signature]

Joseph A. Gravel
[Signature]
[Signature]
[Signature]
[Signature]

§ 300-50 Conservation District.

[Amended 3-12-2007 by Ord. No. 2-2007; 12-13-2010 by Ord. No. 1-2010; 1-11-2016 by Ord. No. 15-2015]

C. Allowed uses.

(1) Permitted uses:

(2) Conditional uses: [Amended 1-14-2019 by Ord. No. 8-2018]

Campgrounds

Companion animal care center

Farmers market

Government facilities

Greenhouses

Kennels

Mineral extraction

Parks and playgrounds

Small stores less than 3,000 square feet

Summer camp facilities

Warehousing/storage

Veterinary clinic

NOTES:

1. Anyone desiring to have a use not listed above may petition the Town for an appropriate zoning change.
2. Principal and Conditional Uses in the Conservation District shall conform to the applicable performance standards contained in this section and the Shoreland Zoning Section when development is within 250 feet of any regulated water body (lake, stream, bog or wetlands).



TOWN OF WINSLOW, MAINE

PHONE: (207) 872-2776
FAX: (207) 872-1999

114 BENTON AVENUE
WINSLOW, ME 04901

WWW.WINSLOW-ME.GOV

To: Winslow Town Council

From: Winslow Planning Board

Date: August 14, 2023

RE: Proposal to change the conditional uses in the Conservation District from "store" to "stores"

Esteemed Councilors,

The Winslow Planning Board considered the request to change the conditional uses in the Conservation District from "store" to "stores" at our July 26, 2023 public meeting. Steve Gagnon was not in attendance and so abstained from voting. Christopher Dawe resigned after the June meeting. Property owners whose lots are affected attended, as well as members of the Pattee Pond Association and the Winslow Town Manager.

After consideration of the intent of the Conservation District to protect the Pattee Pond Watershed and hearing general agreement from the Pattee Pond Association the Planning Board is issuing an "Ought to Pass" recommendation on this zoning change by a 5 to 0 vote.

The Planning Board voted instead to recommend that the Town Council consider the recommendation put forth by the Town Manager to amend the Conditional Use table of the Conservation District, again by a 4 to 1 vote with Elery Keene being the lone "no" vote. This proposal would modify the Conditional Use from allowing "Small Store – less than 3,000 sq. ft." to allow "Small Stores – less than 3,000 sq. ft." We believe that this allows for the desired ability to further develop along China Road without undermining the protections afforded by the Conservation District permitting requirements.

Sincerely,

Gary Owen, Planning Board Chair