

**TOWN OF SOUTH THOMASTON
PLANNING BOARD AGENDA
MEETING LOCATION: TOWN OFFICE
OCTOBER 17, 2019
7:00 PM**

1. ROLL CALL.
2. PUBLIC COMMENT (LIMITED TO 5 MINUTES PER SPEAKER)
3. REVIEW AND APPROVAL OF PREVIOUS PLANNING BOARD MINUTES
4. DISCUSSION/REVIEW OF REVISED SHORELAND ZONING MAP
5. REVISING LAND USE ORDINANCE-CONTINUED DISCUSSION
6. CEO REPORT
7. ADJOURN

Draft

**TOWN OF SOUTH THOMASTON
PLANNING BOARD MEETING MINUTES
September 19, 2019**

1. ROLL CALL. The meeting was called to order by chair, Eileen Skarka at 7:02 pm. Members present were Ryan Miniskis, Gabriel Tomasulo, and Dianne Darling.
2. REVIEW AND APPROVAL OF PREVIOUS PLANNING BOARD MINUTES. The 8-15-19 planning board minutes were distributed to all attending members. The minutes were approved by a vote of 4-0.
3. PUBLIC COMMENT (LIMITED TO 5 MINUTES PER SPEAKER). No public present.
4. OLD BUSINESS. Administrator Casas provided an overview of the update on the shoreland zoning map. He noted the funding was structured from an existing contract. CEO Butler noted input from the Planning Board will be needed on the zoning of the Districts around wetlands. Should it be Resource Protection or Residential-Recreational? CEO Butler also noted that the definition of stream in the shoreland zoning ordinance will not encompass every stream so a close review of it will be needed. It is expected a draft of the map will be ready for the Planning Board to review soon.
5. CEO REPORT. CEO Butler gave an update on his work in the past month including the status on different projects. CEO Butler noted that it is likely projects will be coming to the planning board for their review in the coming months. Most notably a non-residential ground mounted solar array which is contingent on state funding. CEO Butler also updated the planning board on a project on Hayden Street which has DEP approval. A discussion ensued, and it was agreed the CEO will provide a copy of the DEP permit to the Planning Board.

Draft

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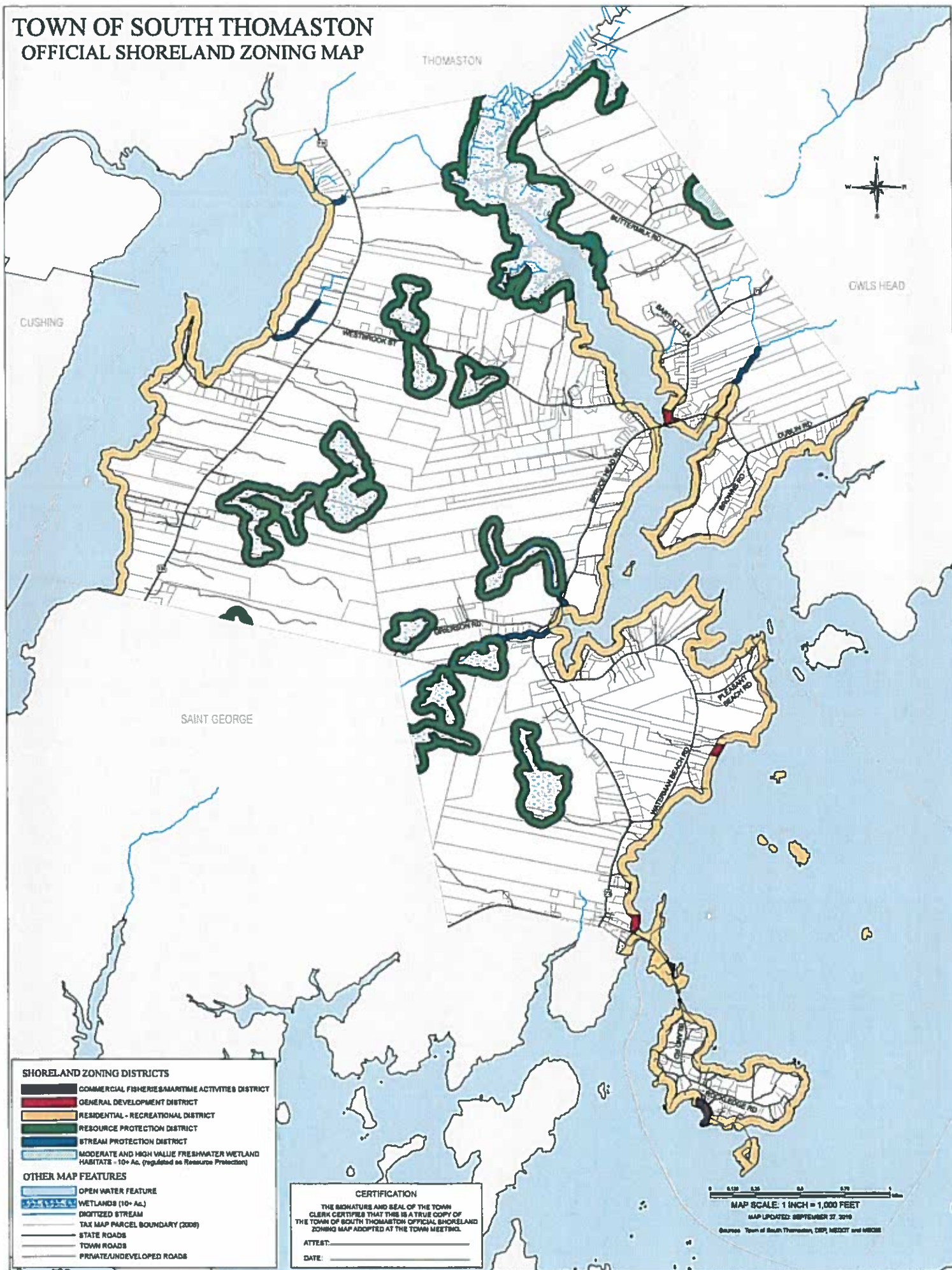
6. LAND USE ORDINANCE WORK PLAN.

The selectmen have informally authorized the Planning Board to begin work for revising the Land Use Ordinance. It was unclear to CEO Butler whether the Planning Board was to develop a work plan or actually begin work on revising the ordinance. A discussion ensued with general agreement that the Planning Board will take a primary role in developing the work outline with input from the CEO. A discussion ensued over areas of improvement. Some areas for consideration included: medical marijuana facilities, large scale non-residential solar arrays, signs, objective standards for special exemption permits, and some house-cleaning items previously identified by CEO Butler. Administrator Casas explain the ordinance approval process (ie when an ordinance needs to be ready for town approval) and he indicated it is likely it will be after the March 2020 town meeting.

- 7. DELIVERABLES.** Administrator Casas promised as soon as possible and barring unforeseen obstacles, to set-up a meeting between the Selectmen and Planning Board, forward the Planning Board approved "putrescible waste" ordinance to the Selectmen, request Sundog Solar to provide a presentation to the Planning Board, and bring up to the Selectmen of whether a "straw poll" on election day has value.
- 8. ADJOURN.** The meeting was adjourned at 9:05 pm. The next meeting is scheduled for October 17, 2019 at 7pm.

William Butler
CEO and liaison to the Planning Board

TOWN OF SOUTH THOMASTON OFFICIAL SHORELAND ZONING MAP



THOMASTON



OWLS HEAD

CUSHING

SAINT GEORGE

SHORELAND ZONING DISTRICTS

- COMMERCIAL FISHERY/SEAFRONT ACTIVITIES DISTRICT
- GENERAL DEVELOPMENT DISTRICT
- RESIDENTIAL - RECREATIONAL DISTRICT
- RESOURCE PROTECTION DISTRICT
- STREAM PROTECTION DISTRICT
- MODERATE AND HIGH VALUE FRESHWATER WETLAND HABITATS - 10+ Ac. (regulated as Resource Protection)

OTHER MAP FEATURES

- OPEN WATER FEATURE
- WETLANDS (10+ Ac.)
- DIGITIZED STREAM
- TAX MAP PARCEL BOUNDARY (2008)
- STATE ROADS
- TOWN ROADS
- PRIVATE/UNDEVELOPED ROADS

CERTIFICATION

THE SIGNATURE AND SEAL OF THE TOWN CLERK CERTIFIES THAT THIS IS A TRUE COPY OF THE TOWN OF SOUTH THOMASTON OFFICIAL SHORELAND ZONING MAP ADOPTED AT THE TOWN MEETING.

ATTEST: _____

DATE: _____

0 0.125 0.25 0.5 0.75 1 Miles

MAP SCALE: 1 INCH = 1,000 FEET

MAP UPDATED: SEPTEMBER 27, 2010

Source: Town of South Thomaston, DEP, MDCST and MDCSH

SOUTH THOMASTON SHORELAND ZONING ORDINANCE

- a. the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way; and
 - b. the total length of the extension is less than one thousand (1,000) feet.
2. in the case of telephone service
- a. the extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or
 - b. the extension requiring the installation of new utility poles or placement underground is less than one thousand (1,000) feet in length.

Setback - the nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, road, parking space or other regulated object or area.

Shore frontage - the length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Shoreland zone - the land area located within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line of any river; within 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action; within 250 feet of the upland edge of a freshwater wetland; or within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream.

Shoreline - the normal high-water line, or upland edge of a freshwater or coastal wetland.

Skid Road or Skid Trail - a route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation.

Slash - the residue, e.g., treetops and branches, left on the ground after a timber harvest.

Stream - a free-flowing body of water from the confluence of two (2) perennial streams as depicted on the most recent, highest resolution version of the national hydrography dataset available from the United States Geological Survey, to the point where the stream becomes a river or where the stream meets the shoreland zone of another water body or wetland. When a stream meets the shoreland zone of a water body or wetland and a channel forms downstream of the water body or wetland as an outlet, that channel is also a stream.

Structure - anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, or anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.