Town of South Thomaston Ad Hoc Ordinance Review Committee

Minutes of January 9, 2020 Meeting

Committee Members Attending: Ralph Demmons, Ed Modell, Jeff Northgraves, John Snow and Gabe Tomasulo.

Others Attending: Joined by Town Planning Board Members at 7 pm.

1. Committee Chair Jeff Northgraves called the meeting to order at 6:05 pm.
2. Public Comment – None.
3. **Ralph Demmons moved to approve the Minutes of the January 2, 2020 Committee meeting as presented. Ralph Demmons seconded the motion** and the **vote was 5-0 to approve the Motion**.
4. Jeff Northgraves reported that the Selectboard had approved a change in the Committee Policy to delete the sentence in Section 2 that read “No paid employee of the Town may be a member.” Jeff also reported that the Selectboard did not take up the question of whether this Committee should be permitted to recommend new Town Ordinances rather than just recommending changes to existing Town Ordinances.
5. The Committee reviewed the timelines for recommending changes to Town Ordinances in relation to when the Planning Board must hold a public hearing and vote on recommended changes so they can be presented for Town approval at the March 24, 2020 Town meeting.
6. The Committee considered various changes to the Town’s Land Use Ordinance.
	1. **John Snow moved that the “History of Amendments” section of the current Land Use Ordinance be moved to the end of the Ordinance and be made Appendix A to the Ordinance and that the pages be renumbered A-1 through A-14. Ralph Demmons seconded the motion** and the vote was **5-0 to approve**.
	2. The Committee discussed the definition of “Junkyard” in Section VII, Definitions, at page 15 of the Town’s Land Use Ordinance, and determined that it did not conform to the State definition of “Junkyard” in MRS Title 30-A Section 3752(4). The Committee discussed possibly amending the definition of “Junkyard” to conform to the State definition and to add a definition of “Automobile Graveyard” which conforms to the State definition of that term in MRS Title 30-A Section 3752(1). The Committee also discussed adding “Automobile Graveyard” after “Junkyard” in the Table of Land Uses in Section V(B), page 11, of the Town’s Land Use Ordinance.
	3. John Snow offered to speak with former Town CEO Bill Butler about these and other changes that Bill had suggested to the Town’s Land Use Ordinance, specifically the language on soils and plumbing permit requirements in Section IV(A)(2) and Section V(C) regarding a second dwelling, and to report back to the Committee at its next meeting.
	4. Terry Brackett, the Town’s Interim Code Enforcement Officer, suggested the Committee consider changes to the schedule of permit fees, the absence of provisions on setbacks, the criteria for when building permits are required and the percent of lot coverage.
	5. Committee Member Gabe Tomasulo, who is also a member of the Town Planning Board, proposed that the Committee consider other attachments to the Land Use Ordinance for a Land Use Map and Schedule of Fees, and possible clarifications to Sections 3, 4, 5 and 6 regarding permits at page 5 of the Town’s Land Use Ordinance. Jeff Northbridge offered to draft language for those sections for consideration by the Committee at its next meeting.
7. The Committee confirmed that its next meeting will be at 6 pm on January 16, 2020 and the Committee will confer with the Planning Board at its meeting which is scheduled to start at 7 pm that night.
8. The Committee meeting adjourned at 7:20 pm.