



**Town of South Thomaston, Maine**  
**125 Spruce Head Road**  
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**Selectboard:**  
Jan Gaudio  
Walter Reitz  
John Spear

Planning Board Agenda  
Date: December 23, 2020, 6PM  
Place: Zoom and You Tube Channel

- I. Roll Call:
  - Ervin Curtis ( Chair)
  - Gabe Tomasulo
  - Ryan Minikis ( Vice Chair)
  - Catherine Bendheim
  - Robert Nordstrom
  - James Hendricks ( Applicant)
  - Owen Casas (Additional town support)
- II. Call to Order by Ervin Curtis at 6:04 PM
- III. Adjustments to Agenda: None
- IV. Public Comment for Items not on the Agenda
- V. Review and Approval of prior meeting minutes
- VI. New Business:
  - Review application from James Hendricks. The nature of the application was for a commercial use as a "Wedding Barn". The land in question is Map 16 lots 4-4 and 4-5.
  - Voting on application checklist by section
    - Section 1  
Moved ,2cd Tomasulo (Vote 5-0)
    - Section 2  
Moved Tomasulo, 2cd Bendheim (Vote 5-0)
    - Section 3  
Moved Minikis, 2cd Tomasulo (Vote 5-0)
    - Section 4  
Moved Bendheim, 2cd Tomasulo (Vote 5-0)
    - Section 5

**Note: Due to electronic difficulties board member Nordstrom dropped attendance at this point in the application review. Quorum was maintained and the meeting continued.**

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Moved Bendheim, 2cd Minikis (Vote 4-0)  
Section 6  
Moved Minikis, 2cd Tomasulo (Vote 4-0)

Section 7  
Condition: CEO to confirm setback of building 250' minimum at time of construction  
Moved Minikis, 2cd Tomasulo (Vote 4-0)  
Section 7B  
Moved Tomasulo, 2cd Bendheim (Vote 4-0)  
Section 7C  
Condition: Screening garbage from road.  
Moved Minikis , 2cd Bendheim (Vote 4-0)  
Section 7D  
Condition: 150'x150' Parking Area (85 parking spaces) Permeable Surface.  
Moved Tomasulo, Minikis 2cd (Vote 4-0)  
Section 7E  
Condition 18' drive with 25' opening MDOT permit compliance needed  
Moved Minikis, 2cd Tomasulo (Vote 4-0)  
Section 7F  
Condition: per approval of access by the firechief.  
Moved Minikis, 2cd Bendheim (Vote 4-0)  
Section 7G  
Moved Bendheim, 2cd Minikis (Vote 4-0)  
Section 7H  
Moved Tomasulo, 2cd Bendheim (Vote 4-0)  
Section 7I  
Moved Minikis, 2cd Tomasulo (Vote 4-0)  
Motion to approve  
Moved Bendheim, Minikis (Vote 4-0)  
Approved Application

VII. Schedule next meeting January 14th 6PM

Adjourn Moved Bendheim, 2cd Tomasulo.

Minutes as amended and approved at 01/28/2021 Planning Board Meeting.