



Town of South Thomaston, Maine
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Planning Board:
Ervin Curtis (Board Chair)
Ryan Minikis (Board Vice-Chair)
Gabriel Tomasulo
Robert Nordstrom
Catherine Bendheim

Planning Board Business Meeting Minutes

Date: March 18th, 2021, 6:00PM

Place: Remote only, Zoom

Meeting Minutes:

Revision: 2

1. Roll call – Members in attendance were Erv Curtis, Ryan Minikis, Gabe Tomasulo, Bob Nordstrom, Catherine Bendheim. Also present were Mo Dube – CEO, Richard Rockwell, Darrin Stairs, Asa Peats, Fred Griego, Ben Axelman.
2. Call the meeting to order – The meeting was called to order at 6:03PM by Chair Erv Curtis.
3. Review minutes of the 2/18/2021 meeting – Minutes were distributed to all planning board members. No questions or concerns. Motion made by Chair Curtis to accept minutes, Bendheim seconds motion. Minutes were approved 4-0 – Chair Curtis abstained as he was not present for 2/18 meeting.
4. CEO's report – The CEO report was distributed to all planning board members. There were no questions. Catherine Bendheim made a motion to accept the report. Motion was seconded by Bob Nordstrom. Report approved by a vote of 5-0.
5. Old Business
 - a. Final review of draft bylaws – No questions, only suggestion is to be sure to update adopted date to current date. Motion to accept the bylaws made by Ryan Minikis, motion seconded by Gabe Tomasulo. Bylaws approved by a vote of 5-0. Bylaws are now effective as of 3/18/2021.
6. New Business
 - a. Hocking Family Trust solar farm application, Representative: Woodward & Curran, Map 12 Lot 7-1 – Darrin Stairs introduced himself as an engineer for the project. Ben Axelman introduced himself as a solar director for the solar



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company Nexamp. Nexamp is currently leasing the property from the Hocking Family with the option to purchase. Barring the success of the solar farm, Nexamp does plan on purchasing the property upon the completion of the lease. Stairs and Axelman conducted a brief presentation, mostly discussing location, goals, and general purpose. The property is 85 acres and in zone R1. Catherine Bendheim inquired about whether harvested trees had been harvested for the purpose of the solar farm. The trees were harvested the prior year by a separate permit from CLT. Bendheim asked whether the Solar Farm would consider donating some funds to mitigate the loss of a wooded area, to which Stairs said they are happy to look into. While there is a current logging road, the road is not currently permitted and will need new permitting. The board thanked Stairs and Axelman for the information and will continue to monitor the project.

7. Public Comment – Richard Rockwell, resident of St. George, requests to speak during the public comment. Gabe Tomasulo makes a motion to let Rockwell speak. Ryan Minikis seconded motion. Motion approved, 5-0. Rockwell is the owner of the Anderson Farm. Rockwell has begun a project to restore the Anderson property, and has goals for the property including, but not limited to collaborative art, local artwork showcase, crafts, pop-up dinners, and concerts. Rockwell is looking for general feedback from the board before pursuing permits. Chair Curtis suggests submitting a permit application, including Rockwell's goals in writing. Rockwell agrees to be prepared to present at next month's planning board meeting. South Thomaston resident Fred Griego lives 'across the street' from the Anderson farm. Griego voiced concerns regarding noise potential, especially regarding concerts of an unspecified size. Rockwell stated he appreciated all feedback and concerns and does not intend on hosting large, loud concerts. Chair Curtis reiterates that Rockwell will need a permit for any recreational activities he wishes to conduct on the property, and residents may voice concerns for any permits applied when the time comes.
8. Establish action items for the next meeting – The board would like an update on the Hocking Family Trust Solar Farm, as well as viewing and discussing the Rockwell/ Anderson Farm application. The planning board would like a presentation from a member of the ordinance review committee to discuss new ordinance changes. The next planning board meeting is scheduled for Thursday, April 15th at 6:00PM.



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9. Adjournment – Motion to adjourn by Catherine Bendheim, Gabe Tomasulo seconded motion. Meeting adjourned at 7:47PM by a vote of 5-0.

Minutes Respectfully Submitted by
Anna Geneseo