



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

**Selectboard /Planning Board Public Hearing Minutes**  
**Date: May 13, 2021, 6:00 PM**  
**Place: Remote Only, Zoom**

REV:2

**Selectboard Members Present:** Jan Gaudio, John Spear, Walter Reitz

**Planning Board Members Present:** Ervin Curtis, Ryan Minikis, Jeff Northgraves, Bob Nordstrom, Catherine Bendheim, Gabriel Tomasulo

**Others Present:** Terri-Lynn Baines, Anna Geneseo, Dorothy Meriwether, Moira Paddock, Sondra Wallace, Clifford Dacso, Theo Pratt, Pennie Alley, Palmer, Camille Minikis

**Note: A listing of present does not denote attendance for the entire meeting.**

**I. Call to Order**

Reitz called the hearing to order at 6:02

**II. Open Public Hearing**

Northgraves gave a brief overview of the Ordinance Review Committee and an overview of the ordinances the committee worked on and are being presented tonight.

**Amendments to the Town of South Thomaston Land Use Ordinance**  
**Amendments to the Town of South Thomaston Shoreland Zoning Ordinance**  
**Amendments to the Town of South Thomaston Road Naming Ordinance**  
**Amendments to the Town of South Thomaston Planning Board Ordinance**  
**Town of South Thomaston Solar Farm Ordinance**  
**Ordinance to Re-establish the South Thomaston Conservation Commission**

Gabe Tomasulo, member of the Planning Board, presented three recommendations from the Planning Board.

There was a discussion on having applicants notify abutters of applications submitted.

There was a discussion regarding concerns of consolidating Spruce Head Island into The Village Zone. The discussion also included aquifer/ well/water issues. The discussion also included village and shoreland zones.

There was a conversation on the Comprehensive Plan and the Village Extension Zone.

**Solar Farm Ordinance**

The possibility of embedding the Solar Farm into the Land Use Ordinance was discussed, as was permitting noncommercial solar panels.

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**Re-establishment of the Conservation Commission.** Theo Pratt spoke on the things the Conservation group would like to do and why they would like to have the status as a Commission. She explained some of the projects the conservation group is currently working on. Water monitoring is one of the projects the conservation group has been working on and the results are posted on the DEP website.

As a Commission the group would be eligible for grants.

There was a brief discussion on whether the number of board members should be 5 or 7.

It was recommended the Ordinance should make it clear that private property could not be accessed without permission of the property owner or lease holder.

There was a brief discussion on the wording shall and may in the ordinance.

#### **Road naming Ordinance**

House numbering was discussed. Some numbers are grandfathered.

### **X. Discuss Possible Modifications**

The ORC inadvertently recommended changing "Inn, Lodge, Motel" on Spruce Head Island from NO (not allowed) to PB (Planning Board approval).

It is recommended to fix the oversight by changing the Table of Uses by adding a note, \* Inn, Lodge, Motel not allowed on Spruce Head Island. Also, to place the same note in the Shoreland Zoning Ordinance.

Page 8, 2b, put in stronger language. In both the Land Use Ordinance and the Shoreland Zoning Ordinance.

Planning Board recommended changes.

- 1) Solar Farm Ordinance - definition of "large scale solar energy system" should read "greater than or equal to" 20,000SF rather than "greater than." This covers a system of exactly 20,000 SF, previously a loophole.
- 2) LUO Page 5 - as evidenced by the current process for the pending solar farm application (3 planning board meetings and a public hearing), 35 days is not enough time for the planning board to consider large or complex applications. The board recommended 90 days minimum as a hard limit.
- 3) There was some discomfort on the board regarding the cutoff for notifying the CEO of your individual private campsite - they felt that 5 days was too short a time to allow. Rather, they suggested a minimum of 7 days to allow for one-week vacation visits. One member pointed out that the longest you can have a camper on federal land is 14 days.

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Proposed addition to the Ordinance to Re-establish the South Thomaston Conservation Commission.

**5. Entry onto Property**

No Commission member, town employee, volunteer, contractor, representative or other agent of the Commission or the Town shall enter upon any private property in performance of Commission duties without the permission of the property owner or leaseholder for the expressed purpose, frequency, and duration of the entry.

Spear moved and Gaudio seconded a motion to create a new section.  
5. Entry onto Property. No Commission member, town employee, volunteer, contractor, representative or other agent of the Commission or the Town shall enter upon any private property in performance of Commission duties without the permission of the property owner or leaseholder for the expressed purpose, frequency and duration of the entry.

Also, to Change shall to may in section 1 of the bylaws.

**Motion passed 3-0**

There was a discussion on bonds required for solar farms.

**X. Close Public Hearing**

The Public Hearing was closed at 7:50 pm

**XI. Adjourn**

The Planning Board adjourned 7:51 pm

*Spear moved and Gaudio seconded a motion to adjourn at 7:52 pm.*

**Motion passed 3-0.**

**Selectboard Approved 5-25-2021**