



Town of South Thomaston, Maine
125 Spruce Head Road
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South Thomaston, ME 04858-0147

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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: April 15, 2021, 6:00 PM

Place: Remote only, Zoom

Meeting Minutes:

Revision: 1

1. Roll call – Members present were Chair Erv Curtis, Ryan Minikis, Gabe Tomasulo, and Catherine Bendheim. Also present were CEO Mo Dube, Fred Griego, Richard Rockwell, Anna Geneseo.
2. Call the meeting to order – The meeting was called to order by Chair Erv Curtis at 6:02PM.
3. Review minutes of the 3/18/21 meeting – Minutes from the previous meeting were distributed to the board. Motion to accept the minutes made by Ryan Minikis, Catherine Bendheim seconded the motion. Vote approved 4-0.
4. CEO's report – The CEO report was distributed to all board members. There were no comments as the CEO was not in attendance during this time.
5. Old Business
 - a. Hocking Family Trust solar farm application, Representative: Woodward & Curran, Map 12 Lot 7-1 (continuing deliberation) – There were no representatives from the Solar Farm in attendance tonight due to a communication issue. The board discussed the public hearing date and how the solar farm may factor into the propose solar ordinance. Minikis moves to have a public hearing on May 17th at 6pm via Zoom regarding the Hocking Family Trust. Tomasulo seconded the motion. Vote approved 4-0. The board will conduct the performance standard review during the May 20th monthly meeting.
6. New Business



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- a. Robbins-Anderson Art Farm, Owner/Representative: Rockland Realty/Richard Rockwell, 130 St. George Rd. – The board received a letter and proposal drawings. The abutter of the surrounding properties needs to be notified. Chair Curtis asks representative Rockwell if he would like to go through the performance standards tonight. Rockwell would like to continue the process and take whatever steps the board recommended. Minikis asks about exact use of application. There is conflicting information whether the property will be a smaller intimate art gallery or a larger-scale event center and art gallery. Rockwell replied it will be smaller scale, even smaller than the original proposal. Primary purpose is to provide a small art gallery and host small, private, catered events. There will be no curb cuts, no additional driveways. There is a shed on the property that has fallen. Rockwell continued to list small improvements he plans to make around the property and throughout the building. Discussed kitchen on the property as the model has changed since the initial proposal, CEO Dube said need the owners will need a plumbing permit before any plumbing changes. Dube asked about a demolition permit for the shed that fell. Rockwell replied that the shed completely fell and was no demolished. Dube recommends still having a permit, which she will work on with Rockwell. Chair Curtis asks for a rough number of people the events will host. Rockwell felt this was a challenge to predict depending on the event being held. Curtis suggested maybe 50 people, to which Rockwell said he could imagine 50 people showing up to an art gathering. Discussed the needs of the property; more parking spaces to avoid on-street parking. Minikis asked about bathrooms and required minimum facilities for a property like this. Dube said it really depends on the estimated guests coming through the property. CEO Dube offered to supply a list of designers for Rockwell to properly assess property needs. Minikis recommended that Rockwell read through the Performance Standards questions to ensure he has answers to all of them as the board will require answers to everything. The board and Rockwell will continue this discussion at the next meeting. Resident of the town Fred Griego spoke up and asked a few questions about next steps. Chair Curtis explained that once the board receives the application, they will notify abutters like Griego and allow them to have a time to speak and express concerns. Rockwell then recommended to Griego that he stop into their Rockland office to learn more about the plans and express concerns.



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Bendheim discussed the importance of accessibility of permits to abutters or any interested parties in the community. Minikis said he believed permits are filed and maintained at the town office. Dube said that typically, that information is available via FOIA request, but she could work on a folder for Town Administrator Terri Baines to post on the website. The board discussed notifying abutters and writing a letter to let them know what is happening. The board would like to work with CEO Dube and minute-taker Geneseo to write up general notification letters. They will need to notify the neighbors of the Rockwell's and the Hocking Solar Project. Chair Curtis would like to notify people across the street and behind the properties.

- b. 6 Powder House Rd House Demo/Parking, Owner: Spruce Head Fisherman's Co-Op, Representative: Casey Morrill – Morrill could not make it to the meeting tonight. CEO Dube discussed the permit. There is no one not related to the Co-Op abutting the property. Bendheim asked if there were any suspicions of chemicals in the building to be demolished. Dube said there was no risk at all of asbestos or other chemicals. Discussed the possibility of approving the permit contingent on NRPA permit approval, safe demolition manner, and debris hauled away in a timely manner. Minikis confirmed this is a non-conforming lot and the owners have no intention of building another house on it, Dube agreed. There will be no lighting for the lot. Minikis asked about the change of use for the property and the need for a commercial permit. Dube agreed as the lot will be going from a residential lot to a commercial use lot. This would mean the Co-Op would need to potentially combine lots where it will be a commercial property. CEO Dube said Morrill was really hoping to get an approval with contingencies to be able to continue to move on with the project and make improvements where needed. Minikis makes a motion to move the meeting to the consideration of the permit to the performance standard review. Tomasulo seconds the motion. Vote approved 4-0. The board began working through the performance standards checklist. The Co-Op will need a DEP permit / site review. The property is in the Island Zone per the CEO. The board discussed whether the property would be considered commercial land use or parking area. The board then discussed having two non-conforming lots and joining them to get approval. Dube said if the board approves the permit with contingencies, she can reach out to the town assessor Kevin McCormick to join the two lots. Minikis read through the land use



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ordinance to determine if the board of appeals needed to be involved. If the lots are not combined, the proposed parking property is non-conforming and they will need a variance for the change of use which requires going to the board of appeals. However, if the lots are combined, the planning board can approve the permit themselves. If the applicant were to combine Map 001-Lot 99 (the proposed parking lot) and Map 001-Lot 98 (the Co-Op) to form one lot, the property will be greater than .5 acres and will become a conforming lot. This zoning information can be found under Shoreland Ordinance Section 12, subsection E3; further information will be included with these minutes. Tomasulo wants to make it clear that there will be no lighting added to the property and they will follow the 25ft setback requirements stated in the Shoreland Zoning Ordinance related to parking areas. Tomasulo expressed concerns with ensuring proper erosion control is followed, but CEO Dube confirmed the NRPA permit will require erosion control. For noise, the board feels a 65-decibel noise limit will be fine. Minikis asked about operating hours for the Co-Op. Per Dube, fishermen's hours are restricted, perhaps 4AM to 8PM roughly, which was later confirmed via text by Morrill. Chief Calderwood is aware of the location and plans and there is already fire/rescue access. The board feels they do not need a storm drain unless the NRPA permit requires it. CEO Dube will type up contingencies noted throughout the meeting and submit to Chair Curtis. Motion made by Tomasulo to approve the project based on performance standard review of performance standard 1-7 contingent upon all of the listed requirements. Bendheim seconds. Vote approved 4-0. The completed performance review checklist will be included at the end of these minutes.

- c. Board review/discussion of ORC ordinance proposals – Tabled to next meeting. Minikis proposed setting up a workshop to review changes before the public hearing on the ordinance changes on May 13th. The board agrees to meet Thursday, the 29th of April at 6PM to discuss the ordinance changes proposed in general.
7. Public Comment – No public comment.
 8. Establish action items for the next meeting – Rockwell will return to represent the Art Farm. Representatives from the Solar farm will be in attendance to discuss with as well.



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The next meeting is scheduled for Thursday, May 20th at 6:00PM. Minikis requests the proposed changes to the Land Use and the Shoreland ordinances be distributed to the board. The workshop to discuss ordinance changes is April 29th at 6 PM. The public hearing to discuss the Solar farm is scheduled on Monday May 17th at 6PM.

9. Adjournment – Motion to adjourn made by Minikis and seconded by Bendheim. Vote approved 4-0. Meeting was adjourned at 8:16PM.



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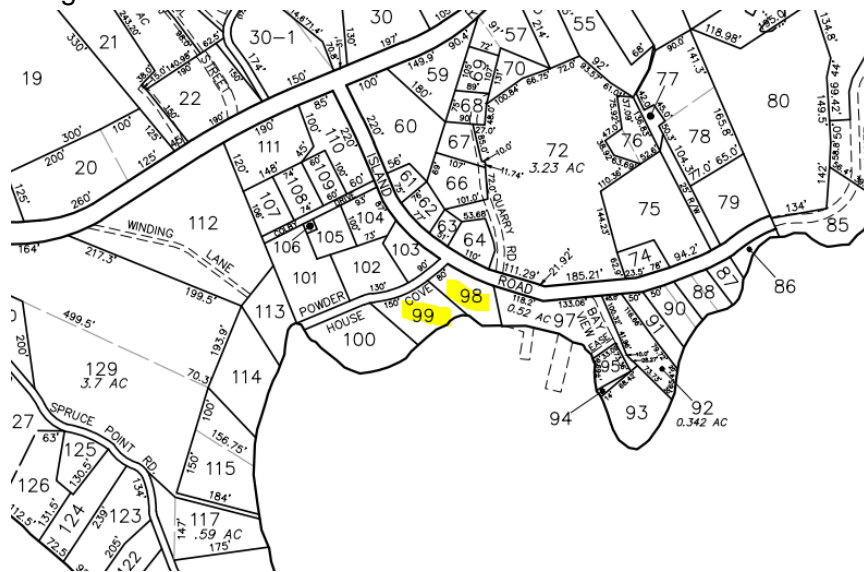
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Attachments

The tax map/lot of the proposed demolition/new parking lot is 001-099 (0.35 ac)
 The tax map/lot of the existing Fisherman's Co-Op is 001-098 (0.25 ac)
 Combined these become a single conforming lot 20,000sf (0.5ac) per Shoreland Zoning Ordinance 12.E(3).

Images sourced from town website 4/15/2021:



1021	SPRUCE HEAD FISHERMAN CO-OP	54,000	76,700	0	130,700	2,006.25
	275 ISLAND ROAD	Acres	0.25			
	SOUTH THOMASTON ME 04858					
	275 ISLAND ROAD					
	001-098					
	B1058P53					
213	SPRUCE HEAD HOLDINGS, LLC	238,400	91,300	0	329,700	5,060.89
	275 ISLAND ROAD	Acres	0.35			
	SOUTH THOMASTON ME 04858					
	6 POWDERHOUSE COVE					
	001-099					
	B5043P129 06/03/2016					



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