



**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: May 20<sup>th</sup>, 2021, 6:00PM

Place: Remote only, Zoom

#### **Meeting Minutes:**

Revision: 1

1. Roll call – Members present were Chair Erv Curtis, Ryan Minikis, Bob Nordstrom, Gabe Tomasulo, and Catherine Bendheim. Also present were CEO Terry Brackett, Anna Geneseo, Marcia Whitten, Patti Marable, Ben Axelman, Darrin Stairs, Richard Rockwell, and Annette Naegel.
2. Call the meeting to order – The meeting was called to order at 6:04PM.
3. Review minutes of the April 15<sup>th</sup> meeting and April 29<sup>th</sup> workshop – Minutes from the April 15<sup>th</sup> meeting and April 29<sup>th</sup> workshop were submitted to the planning board for review. Motion to accept the minutes made by Bendheim, seconded by Tomasulo. Vote approved 5-0.
4. CEO's report – No CEO report while Code Enforcement officers transitioned.

At this point, Chair Curtis moves the meeting out of order to address Whitten's application (New Business) first.

5. Old Business
  - a. Performance Standard Review for Hocking Family Trust solar farm application, Map 12 Lot 7-1 – Board begins working through the review. Has not applied for DOT permit – the board notes this as a contingency. Gartley & Dorsky are waiting for permit from town first. NRPA permit is required but will be included with the DEP lot permit. Lot considered commercial use at this time based on application, not considered a public utility. Conditional requirements to setback from abutters 50 feet. Operations will not be visible. The board would also like a



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conditional requirement of a fence for safety. Tomasulo asks if the project can use Maine native plants in the seed mix used after construction. Stairs says he will double check but believes they will be native plants. The board requests this be a condition of approval. Tomasulo would also like a condition to file as-builts with emergency services. The board adds a conditional for a 7 ft tall fence. Minikis asks about a DOT curb cut off 131. Stairs says they have not contacted DOT yet, he needs to stake where he wants the curb cut and wait to hear back from them. Permission to put power on the grid for this project given from CMP. Emergency services will have access to a remote shutoff per Axelman. Curtis mentioned new conditions from new solar ordinance, and the Solar Farm complies with most of it. The Solar Farm company will have 180 days from date of discontinuation to deconstruct, weather permitting. Beyond 1 year of discontinuation, the structure will be considered abandoned. 150% bond required for deconstruction. Axelman submitted proposal to DEP for cost estimate of deconstruction. They will also obtain a decommissioning estimate from contractor. Tomasulo says he would like a stipulation added for proof of the approved bond from the DEP for deconstruction. The Beneficiary of the bond will most likely be Maine DEP. Minikis asked if town can also be listed. Stairs must ask DEP. Permits that are still pending will be required to be submitted to the town upon approval. Motion to accept the performance standards section 1 – 7 for the Hocking Family Trust by Minikis. Vote approved 5-0. Minikis asks about getting involved with the local school to build a collaborative curriculum. He will forward along contact information to Axelman to begin the process with the school. Bendheim asks for informative mailing to be sent to residents.

- b. Performance Standard Review for Robbins-Anderson Art Farm, 130 St. George Rd. – Board begins performance standard review for the art farm. No driveway changes, permits, or wildlife changes. Art gallery is primary purpose. Proposed 15 parking spaces is enough for now, will need to come back to planning board to approve more if larger scale events are in the future. Labranche surveyed the land, a new septic system is not needed. Labranche's plans will be included with the application. 6 people requested for staffing, which is a large number for day-to-day operations but will allow more staff when needed to prepare for events. Rockwell wants to use antique sculpture as a sign/marker for the business, Curtis reiterates there is a 40ft corner clearance requirement. Applicants will need to



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contact State Fire Marshall's office, likely might need approval from them for project. Motion made by Curtis to accept the performance standards section 1 – 7 for the Robbins-Anderson art farm with the contingencies as read. Minikis seconds. Vote approved 5-0.

6. New Business

- a. Whitten Subdivision Application, Map 15 Lot 11 – Whitten will be retaining lot and giving small parcel to her daughter. This does not trigger a subdivision in the state of Maine. Whitten can contact CEO Brackett at the town office to finish obtaining a building permit.

7. Public Comment – No public comment.

8. Establish action items for the next meeting – No action items for the next meeting currently.

9. Adjournment – Motion to adjourn by Bendheim. Seconded by Tomasulo. Vote approved 5-0. Meeting adjourned at 7:51.