



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me
Website: www.souththomaston.me

Planning Board:
Ervin Curtis (Board Chair)
Ryan Minikis (Board Vice-Chair)
Gabriel Tomasulo
Robert Nordstrom
Catherine Bendheim

Planning Board Business Meeting Minutes

Date: June 17th, 2021, 6PM

Place: South Thomaston Town Office Community Room

Meeting Minutes:

Revision: 0

1. Roll call – Members present were Chair Erv Curtis, Ryan Minikis, Catherine Bendheim, Bob Nordstrom. Absent; Gabe Tomasulo. Also present were CEO Terry Brackett, Anna Geneseo, Marshall from Gartley & Dorsky, Chuck Hess, John Spear, Ben Reed, and Casey Hufnagel.
2. Call the meeting to order – The meeting was called to order by Chair Erv Curtis at 6:00PM.
3. Review minutes of the May 17th Public Hearing and May 20th meeting – Minutes from the May 17th public hearing and May 20th routine meeting were distributed to the board. Motion made by Bendheim to accept the minutes, seconded by Nordstrom. Vote approved 4-0.
4. CEO's report – Terry Brackett says things are moving along as he continues to act as Interim CEO for the town.
5. New Business
 - a. Bufflehead Cove, LLC. Application – 27 Bufflehead Cove – Map 1, Lot 144 – The board begins discussing with land-owner Chuck Hess and Contactor Casey Hufnagel. This project is on a non-conforming lot, at .58 acres and bisected by drainage channel. Owners would like to rebuild ideally in the same location and virtually the same building that exists. Construction wise, the project makes more sense to start from scratch rather than work on current building. Is only 35ft away from the high watermark. They are not going to be building any higher than the existing building. Per the shoreland zoning ordinance, building needs to be 100ft



**Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147**

Tel: 207-596-6584

Fax: 207-596-7529

E-mail: terri@souththomaston.me

Website: www.souththomaston.me

Planning Board:

Ervin Curtis (Board Chair)

Ryan Minikis (Board Vice-Chair)

Gabriel Tomasulo

Robert Nordstrom

Catherine Bendheim

from shoreline. 20-foot height max. The building will need to be the same footprint, within 20 sq. ft. The applicants would ideally like a full foundation. CEO Brackett believes it would be practical to move another 20 ft away. Applicants would rather do posts for foundation than attempt to move the plans. If ledge is around the house, it is considered an encumbrance. Per the applicants, there is ledge all around, most likely the reasoning the original building existed where it did. The board believes there should not be an issue if the new building is the same footprint as the original structure. Total height should be held at 20 ft of highest elevation. If possible, the applicants should attempt to move away from the shoreline even a little, and then contact the CEO, Terry Brackett, before beginning construction. Motion made by Minikis to approve an application to place new foundation on current footprint. Seconded by Bendheim. Vote approved 4-0.

b. Gartley & Dorsky / Reed Application – 13 Dublin Rd – Map 14, Lot 65 –

The board begins discussing with land-owner Ben Reed and a representative from G&D, Marshall. Shoreline underneath ramp into the water is eroding and may fail. The applicant would like to stabilize the shoreline with riprap and have already received proper permitting from the State and Federal Army Corps, and the DEP. Construction plan is to remove the dock, complete the work, and replace with new pilings. This project will be the exact same footprint. Per the State permit, there will be no disruption. The board has no issues or concerns with the project plan. Bendheim made a motion to accept the application as written, seconded by Nordstrom. Vote approved by 4-0. The riprap added will be 30 ft long, 15 ft each way from the dock.

6. Public Comment – No Public comment. At this time, Chair Curtis would like to have a brief discussion about the Gilford Butler school and its future after the library was given permission to move into the former school at the 2021 annual town meeting. Per Curtis, this constitutes a change of use and should come to the planning board. To Curtis' knowledge, the building has asbestos, wiring issues, and the floor is unable to support heavy bookshelves. Curtis feels this building needs to be safe. Curtis asks if the board believes the building should be subject to the performance standard. Minikis believes they should. Per Curtis, the selectboard is unsure of the current process and whether the planning board will need to be involved. Curtis would like an independent engineer, not



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584

Fax: 207-596-7529

E-mail: terri@souththomaston.me

Website: www.souththomaston.me

Planning Board:

Ervin Curtis (Board Chair)

Ryan Minikis (Board Vice-Chair)

Gabriel Tomasulo

Robert Nordstrom

Catherine Bendheim

related to the town, to provide a detailed report about the school's current condition. Bendheim says that Gartley & Dorsky did a report on the school, and it may be beneficial for the board to revisit that report. If the library is considered municipal use, only CEO approval is needed. The library may be considered institutional use, which would need planning board approval. CEO Brackett agrees that planning board approval is needed. Chair Curtis will continue to discuss with the select board and attempt to attend the upcoming selectboard meeting on June 29th at 6:00PM.

7. Establish action items for the next meeting – Next planning board meeting is scheduled for July 15th, 2021 at 6:00PM in the South Thomaston Town Community Room. There are currently no items for the agenda.
8. Adjournment – Motion to adjourn by Bendheim, seconded by Minikis. Vote approved 4-0. Meeting adjourned at 7:12PM.