

South Thomaston Planning Board Work Shop Meeting Minutes

October 28, 2021 06:00 PM

Updating the Planning Board By-Laws

The subject of the workshop meeting was to discuss what would trigger a butter notifications and hearings for industrial and commercial projects in the Town of South Thomaston, Maine.

This work shop meeting was publicized, and all 5 Planning Board members were in attendance. During the public comment section of the meeting there were no persons that gave public comment or interest on this issue. There was one person from the public Mr. Richard Radcliff that was in attendance who wanted to submit a project application to the Planning Board. Mr. Radcliff was advised to submit his application for the storage facility to the CEO and he could as leave the application with the Town Administrator for CEO review. Mr. Radcliff application once reviewed by the CEO will be taken up at the November 2021 PB meeting.

The following proposals were agreed to be put forward for future discussion and vote to amend the PB By-Laws to reflect a butter notifications, and when hearings would be required on industrial and commercial projects.

- 1.) On the Planning Board Meeting agenda there shall be the applicants name, address of the project's location, and proposed use of the project.
- 2.) Request the applicant to post a sign on the property or project with a description of proposed use at the entrance of the property in view of the town road.
- 3.) Commercial or Industrial notifications are required on the following:

- a.) Buildings greater than 10,000 square feet.
- b.) Mineral disturbance of 2 acres or greater to include the building site and access road.

For these three notification proposals an abutter is considered any land owner with in a 500-foot radius of the land use project.

Cost of the project was considered but was agreed a non-issue. Planning Board review of the performance standards already covers operational needs and project construction issues.

The following proposals will trigger hearings on commercial and industrial uses:

- 1.) Structures greater than 10,000 square feet.
- 2.) Junkyards
- 3.) Mineral Exploration
- 4.) Campgrounds
- 5.) Motels
- 6.) Large Solar Farms
- 7.) Mobile Home Parks
- 8.) Industrial uses.

When letters of notification to abutters are required they would be sent by the Town of South Thomaston via First Class mail.

Other suggestions for notifications would include the Town web site, Town email list, and general posting in public buildings or commercial buildings by permission of the owners.

The Planning Board decision was to table the vote on amending the Planning Board By- Laws until its January 2022 meeting. The Planning Board has left the option open for adding or deleting notification proposals until the January 2022 Planning Board Meeting.

Sincerely,

Ervin L. Curtis, Chairman