



Town of South Thomaston, Maine
125 Spruce Head Road
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Selectmen:
Jeff Northgraves
John Spear
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SOUTH THOMASTON PLANNING BOARD PUBLIC HEARING MINUTES

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

Planning Board Present: Ervin Curtis, Gabe Tomasulo, Cindi Ginn, Catherine Lerme
Others Present: Terri-Lynn Baines, Crystal Burch, Town Attorney Kristin Collins, Travis Wilson, Tina Hendricks, John Hendricks, Karen Russell, Ronnie Russell, Charles Kunz, Michelle Gamache-Kunz, G. Erickson, Travis Wilson, John Spear, Daniel Hendricks, Angela Johnson, CEO Dan Dates, Richard Rackliff, Cheryl Feldpausch, Dale Johnson, Rose Crispin, Heather Starlazzi Ward
Via Zoom: Prock, Kathy Elliott, Shea, Jimmy Hendricks, Chad Harris, Virginia Slawson, Heather

Date: August 18, 2022
Time: 5:30 PM
Place South Thomaston Town Office Community Room

SaltWater Fields Map 16 Lot 4-4

Curtis opened the Public Hearing at 5:30 pm.
Hendricks Property

Pros: Tina Hendricks spoke. She is not after a campground only two tents on a platform for guests that reserve more than one night at her venue. Temporary lighting for inside the tents, maybe twinkle lights outside.

Karen Russell, Daniel Hendricks John Hendricks and Angela Johnson are all in favor of the glamping tents.

Cons:

Hilchey, renewed concerns about dust. She is not necessarily against glamping tents.

Wilson's Construction Map9 Lot 11

Wilson said he has purchased a piece of property behind the Harmony Bible Church and will move his business to this location.

Erickson, is concerned this is a commercial business. He wants to build a house on his property M 4 Lot 17-1. He does not want to be next to a commercial business. He had questions about run off, and the square footage area of land that will be disturbed.



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Chris Kurk questioned what sort of environmental studies have been done. He is concerned about wetlands. He also has concerns about gas/oil leaks. Wilson said he could have up to 80,000 square feet total in buildings. He will get all permits required through DEP. Gartley & Dorsky will be preparing a plan.

Map 18 Lot 2

Wilson said this application will bring his current permit up to snuff until he moves the business to his new property. This application will increase the number of employees he may have, change his hours and add a sign.

The previous permit was an R-2 zone. This area has been changed. It is now a village zone. A septic review is needed if more than 8 employees. Also, according to the original permit, if the business increases 25% the permit needs to be renegotiated.

Pro: No comment

Con: Business has grown. Unreasonable for a neighborhood. There is no consideration of neighbors. Parking lot put right outside neighbor's door. Back up alarms, slamming doors, tailgates. 7 days a week. 6 or 6:30 in the morning noise starts. Debris coming into neighbors' yards. Concerns of property value decreasing.

Map 18 Lot 2-3-1

100x100 area for truck and material storage

Pro: No comment

Con: Noise all day starting early in the morning, 7 days a week. Why is he developing both properties. The public wants to understand what is going to happen.

Comment from Wilson: He wants to move from Bartlett lane as soon as possible. He will eventually only have the office on Bartlett lane. There were questions on what sort of materials will be there. Questions about a fueling station and how big will it be. There are state regulations for fueling stations and this would require permits later down the road.

Curtis closed the Public Hearing at 6:00 pm.



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SOUTH THOMASTON PLANNING BOARD MEETING MINUTES AUGUST 18, 2022

Planning Board Present: Ervin Curtis, Gabe Tomasulo, Cindi Ginn, Catherine Lerme
Others Present: Terri-Lynn Baines, Crystal Burch, Town Attorney Kristin Collins, Travis Wilson, Tina Hendricks, John Hendricks, Karen Russell, Ronnie Russell, Charles Kunz, Michelle Gamache-Kunz, G. Erickson, Travis Wilson, John Spear, Daniel Hendricks, Angela Johnson, CEO Dan Dates, Richard Rackliff, Cheryl Feldpausch, Rose Crispin, Heather Starlazzi Ward
Via Zoom: Prock, Kathy Elliott, Shea, Jimmy Hendricks, Chad Harris, Virginia Slawson, Heather

- 1.) **Roll Call**
Curtis, Tomasulo, Ginn and Lerme all present.
- 2.) **Call the meeting to order**
Curtis called the meeting to order at 6:00 pm.
- 3.) **Public Comment**
There was no public comment for items that were not on the agenda.
- 4.) **Adjustment to the agenda**
- 5.) **Old Business**
 - a. **Wilson Construction**
 1. **Map 9 Lot 11, Office Building**
 2. **Map 9 Lot 11, Construction lot**
 3. **Map 9 Lot 11, Storage complex**Wilson will be putting in a new driveway, coming in on the other side of the church. The office building will be near the road, construction lot in the back.
Concerns of wetlands were brought up. Wilson says he will be far away from the wetlands and will have DEP permits where applicable.
Mr. Erickson (Map 4 L17-1) has concerns about wetlands and Wilson's project adding more flooding to the neighboring properties. It was noted that Wilson will be required by the State to have a storm water plan.
Tumasulo moved and Lerme seconded a motion to consider the three applications as a single application.
Motion passed 4-0.



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Discussion on the application(s):
Office Building, Construction Lot, Storage
Make obtaining a DEP permit as a condition of this permit.
This is R-1.
A MDot entrance review permit will be needed.
A MDEP site review will be needed.
A report from Gartley & Dorsky will be required.
Storage building/buildings up to 80,000 feet. An updated sketch will be needed when building sizes are determined Wilson needs to come back to the Planning Board with an update.
This is a commercial operation. The property is roughly 70 acres.
Lighting shall be shielded from adjoining residential properties.
Storage of materials shall be screened from the neighbors.
This project conforms to the Comprehensive Plan.
No additional setbacks are required.
If wetlands, these setbacks will have to be negotiated.
The property will have a well and septic. There will be a separate septic and well for shop(s) and office. There will be up to 20 employees.
Wilson will have to comply with State requirements for impact on quality/quantity of groundwater.
Wilson will keep trees for screening. No Landscaping will be required.
Wilson will have cameras for security.
The hours of operation for the Storage Unit will be 24/7.
For the construction business the hours will be Monday through Saturday. 6 am to 6 pm. Additional hours in the winter as needed for plowing and sanding.
There are no conditions on motion detector lighting.
Lights need to be downward facing.
Signs will be 4'x5'.
Noise level will be no more than 65 DB at the nearest property line.
No dust beyond the property line.
There will be screening of loam/gravel. This will be minimal and daylight operations only, 7 am to 4 pm, Monday through Saturday.
Wilson will notify the Town prior to crushing so the abutters can be notified. This will be revisited if there are complaints from the public.
Adding at least one other driveway will need DOT approval.
Other approvals needed: DEP, MDOT, Fire Chief, State Fire Marshall, Building permits.



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The Fire Department will need access.
Maintenance and Inspection of sewage facilities are required.
Proper storage of hazard materials, oil, fuel, and solvents is required.
Wilson will submit an engineering plan from Gartley & Dorsky to the CEO as soon as he has it. Any buildings will require an additional building permit.

Tomasulo moved and Lerme seconded a motion to approve the 3 applications under the conditions placed here and any other pending approvals.

Motion passed 4-0.

4. Map 18 Lot 2-3-1, 2 Elm St, equipment, and material storage

Wilson pulled this application.

5. Map 18 Lot 2, changes to existing permit

33 Bartlett Lane Village District.

Changes are increasing employees and number of trucks.

The original application was permitted for 3 or 4 employees. This application increases the number of employees to 20.

A condition of approval of this permit is a septic review. Wilson will provide a letter from qualified septic designer.

Wilson will be putting up lights that were already approved.

A 20% change requires a review. If materials are visible from the road, or visible to neighbors screening will be required.

This permit does not comply with the comprehensive plan, but is grandfathered.

Additional conditions:

Maintain operation within current extents, approximately one acre.

Provide letter from septic designer that septic is qualified for existing use.

Discussion on what the original permit was for and how much growth. Materials are visible. Screening is needed.

There was a discussion on a time limit for moving the business to the new property and a discussion on parking.

Hours of operation are Monday through Friday 6 to 6, occasional use on Saturday and Sunday for salt and sand in the winter.

Lighting, no motion detectors.

Noise level shall not exceed 65 DB.

No screening or crushing.



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Additional requirement: Operations may continue for a period of one year, any longer and Wilson needs to apply for a new permit and the board can reevaluate all of the above performance standards.

Tumasulo moved and Lerme seconded a motion to approve this permit for a period of one year with the conditions imposed.

Motion passed 4-0.

b. SaltWater Fields Wedding & Event Barn

299 St. George Rd, Map 16 Lot 4-4 "Glamping Tents,"

Curtis showed a picture of the tents and a diagram showing the placement of the tents to the members of the public. There was confusion about whether this was in the shoreland zone or not. It is not. There was a discussion on the size of the campsites and number of people that would be allowed. Since it is not in Shoreland Zoning they can have two platforms with a maximum of 20 people. There cannot be camping more than 7 days in a row and only 120 days per year.

Curtis reviewed the performance standards.

Application is for two glamping tents sites. The property is in R-2.

A building permit for the platforms will be needed from the CEO. Each platform will be 20 x 20.

No DEP site review is required.

There will be no lights.

There is already sufficient parking.

Does conform to the Comprehensive Plan.

Hours- To be used in conjunction with events at the Saltwater Fields facility.

Same noise restrictions as the event facility.

Subject to the same dust rules as the event facility.

No other driveways added.

Lerme moved and Tomasulo seconded a motion to accept the two glamping tents on the two 20 foot platforms.

Motion passed 4-0.

b. Review Updated By-laws

Curtis sent around amended by-laws. The Selectboard had made a couple of changes to the previous version.



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Lerme moved and Tumasulo seconded a motion to approve the amended Planning Board By-laws and the amendment to the By-laws.
Motion passed 3-0.

6.) New Business

a. Chad Harris, Map 2 Lot 069, 20 Seal Cove Rd, Ramp and Float.

The ramp and float are for personal use. Harris has an Army Corp of Engineer Permit. It's seasonal so he doesn't need a DEP permit. Abutters were notified. There were no abutters at the meeting.

Tumasulo moved and Lerme seconded a motion to approve Chad Harris's ramp and float.

Motion passed 4-0.

b. TRC Solar, Map 7 Lot 19, Map 7 Lot 21, St. George Rd, Solar

Summit Ridge Energy. This is a preapplication presentation.

The two properties consist of 210 acres. The solar array will cover 20 acres.

The dirt road already exists. The solar array will be very well hidden.

There will be a safety fence. The solar array will track the sun. There will be one utility pad (20 x 20) that the transformer will be on.

An application binder book was provided to each Planning Board member and the CEO. The solar standards were reviewed. The community can buy into the project. Some wetlands are impacted and the project will need an Army Corp of Engineer Permit. Construction timeline is 3 to 6 months. They are hoping to start later in the fall.

17 acres of trees will be cleared.

There will be a public hearing.

Abutter notification is required.

The project will need a permit by rule, but not a DEP permit. They will try and have the permit in place before the next meeting.

Establish action items for the next Planning Board meeting to be scheduled

The next meeting is scheduled for September 15, 2022. A Public Hearing will be held for the TRC Solar project at 5:30 prior to the Planning Board meeting on September 15, 2022.



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- 7.) Adjourn
Curtis moved and Ginn seconded a motion to adjourn at 8:25 pm.
Motion passed 3-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHVkdz09>