



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

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Selectmen:
Jeff Northgraves
Walter Reitz
John Spear

South Thomaston Planning Board Meeting Minutes

March 17, 2022
6:00 p.m. Municipal Building

Rev 0

Planning Board Members Present: Chair Erv Curtis, Cindy Ginn, Catherine Bendheim, CEO Dan Dates, Gabe Tomasulo

Others Present: Terri-Lynn Baines, Derek Prock via zoom, Travis Wilson, Sally Merchant via zoom, Ted Mahler, Jeff Northgraves, Antonio Kufrovich via zoom

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

1.) Roll Call

The Planning Board has a quorum this evening.

2.) Call the meeting to order

Curtis called the meeting to order at 6:00 pm.

Curtis introduced new member Cindy Ginn to the Board.

3.) Public Comment

There was no public comment.

4.) New Business:

Land use application by Jeffrey Henderson for Construction of pier-located at 33 Beth-Lynn Road, South Thomaston, Maine 04858. Knox County Registry of Deeds Book 5725 page 341 & 343. Town of South Thomaston Map 1 Lot 9. Lot size 1 acre.

Dereck Prock from Prock Marine represented Jeffrey Henderson and attended the Planning Board meeting via zoom.

This will be a pier 5 feet wide and 224 feet long.

Curtis reviewed the Shoreland Ordinance with Prock.

DEP and Army Corp of Engineer permits have been granted.

No vegetation will be removed.

Curtis asked if abutters had been notified. Prock has sent notices out as required by the State and the Army Corp of Engineers



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Bendheim moved and Curtis seconded a motion to approve this pier.
Motion passed 3-0.

5.) Travis Wilson- Wilson Construction:
Exceeding the terms of the Special Exemption Permit, issued 8/16/2018. Located at 110 Elm Street, South Thomaston, Maine 04858. Knox County Registry of Deeds Book 2301 Page 157. Town of South Thomaston Map 18 Lot 2. Lot size 2.72 acres.

Dates gave a brief overview of the issue and complaints received.

Ted Mahler, a neighbor, spoke of the noise and vibration issues. He also provided pictures of the business taken from Hawthorne Lane and Elm Street.

Mahler is concerned the business and noise is devaluating his property.

Wilson said the property is being used only for storing materials right now. He isn't exactly sure what he will do with the property, but is working with Gartley and Dorsky on a site plan for the property.

Curtis informed Wilson he will need to come in and apply for a permit for the increased use of his original lot

Curtis suggested Mahler and Wilson work out an agreement to reduce the noise concerns.

There was a brief discussion on what is allowed in the Village area and in the Village Extension area.

Curtis gave Wilson until the June Planning Board meeting to get an application into the Planning Board for the expanded use of his original lot.

6.) Review:
By-Laws of The Planning Board, Town of South Maine. Dated March 18, 2021.

Curtis reviewed the history of the by-laws.



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There was a discussion of why the selectboard came back with comments.

Northgraves reviewed the edits made by the Selectboard with the Planning Board.

Some of the items discussed were voting on each fact in an application, the definition of abutter, notification of abutters, and a discussion of using "nearby property owners within 500 feet" instead of abutters.

There were brief discussions on requesting signs and what triggers letter notifications to property owners.

There was a very brief discussion on holding public hearings.

7.) Discussion:

"Tiny Houses."

Dates gave a talk on tiny houses. Tiny houses are 400 to 500 square feet, but fully appliance. Washer, dishwasher etc.

Dates is hearing there are problems on how septic systems are being treated in conjunction with a tiny house. Some tiny houses have compost toilets.

The Board discussed different ways this could affect the Town and how the septic/compost toilet should be handled.

8.) Approve minutes:

Minutes of the February 17, 2022, meeting.

Bendheim moved and Ginn seconded a motion to approve the minutes of February 17, 2022.

Motion passed 4-0.

Miscellaneous

Curtis has a resident interested in becoming a Planning Board member.

Future meetings scheduled: April 21st, May 19th and June 23rd.

Curtis reported he has received a revised application for the solar project on Route 131.

The valuation of the project has decreased. The reason behind this is the engineers had a higher project cost than the construction company has



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projected.

9.) Motion to Adjourn.

Tomasulo moved and Ginn seconded a motion to adjourn at 7:55.

Motion passed 4-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHVDdz09>