



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
John Spear
Sue Snow

SOUTH THOMASTON PLANNING BOARD MEETING MINUTES

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

Planning Board Members Present: Erv Curtis, Gabriel Tomasulo (via Zoom), Cindi Ginn, Catherine Lerme

Others Present: Crystal Burch, Terri-Lynn Baines, Tina Hendricks, Travis Wilson, Jamie Steeves, Karen Russell, Ron Russell, Ted Mahler, Bettyjane, and Robert Surabian.

Via zoom: James Hendrick, Richard Tomeo, Terry Clinefelter, Jan Karker, Arthur Karker, and Opal Studio.

Date: July 28, 2022

Time: 6:00 PM

Place South Thomaston Town Office Community Room

Revision: 0

1.) Roll Call

Curtis, Lerme and Ginn attended in person. Tomasulo attended via Zoom.

2.) Call the meeting to order

Curtis called the meeting to order at 6:00

3.) Public Comment

Loud noises, dust control, controlling visitors, and not enough parking during 4th of July at Saltwater Fields were reported by a neighbor of the venue. Same concerns were expressed regarding the possibility of allowing camping sites along Route 131 .

Curtis Closed public comment at 6:10

Curtis Moved and Lerme second the motion to approve the minutes of March 17th.

Motion 3-0

4.) Old Business



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a. Wilson Construction

1. Discussion of Office Building, hours of operation, land use, on Map 9 Lot 11. Letters to the abutting properties will be sent to notify the owners of the public hearing on August 18th.
2. Discussion of storage complex and if storage building would be near wetlands, of signage and hours of operation. Map 9 Lot 11. Public hearing on August 18th at 5:30 pm.
3. Discussion on adding more employers up to 23, and adding a sign, and use of 1 out of the 3 acres on Map 18 Lot 2. Letters to the owners to abutting properties of a Public Hearing on August 18th.
4. Discussion of hours of operations should be stated the same fashion as on last permit. Which are not Monday – Sunday 6am to 6pm. The original permits where Monday – Friday 6am to 6pm and occasionally use for salt and sand on weekends. Map18 Lot 2
5. Discussion of hours of operation as permit for Map 18 Lot 2. Notify the abutting properties for a public hearing.
Curtis will ask Town Attorney or Select Board member to attend the next meeting regarding this permit.

b. Review Updated By-laws

Amended the South Thomaston Planning Board Bylaws Update – Addendum July 28, 2022 to include map/lot, addresses, and proposed use to be listed for each project on the agenda. Tomasulo moved and Lerme seconded a motion to accept South Thomaston Planning Board Bylaws Update – Addendum July 28, 2022 as amended.
Motion 4-0



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5.) New Business

a. SaltWater Fields Wedding & Event Barn- “Glamping Tents”

Tina Henricks addressed the complaints of the public. The discussion of noise complaint, dust control, platform size, max guest allowed for tents, color of tents and futures that would be inside. t more details about the area where requested. Where platforms will be placed and the size of the platforms. Planning Board discussed how many campers would be hosted and affirmed that the camping component is to be examined within the context of a commercial operation. Notify the abutting property owners of a public hearing on August 18th at 5:30 before the Planning Board meeting.

6.) People’s Methodist Church- Home School

No action taken

7.) Establish action items for the next Planning Board meeting

Public hearing – August 18, at 5:30
Planning Board meeting- Aug 18,2022 at 6pm

8.) Adjourn

Lerme moved and Ginn Seconded a motion to adjourn at 7:25 pm
Motion passed 3-0

Join Zoom Meeting

Meeting ID: 826 9671 6878
Passcode: 425258