South Thomaston Planning Board Minutes, April 20, 2023

In-Person at the Town Office, with Zoom Video Conference

1. **Roll Call Board members in Attendance**: Gabriel Tomasulo and Cindi Ginn (Catherine Lerme and Ervin Curtis were both absent so there was no quorum)

Also Present: Terri Baines, Code Enforcement, Hannah Moholland, Front Office Assistant, Tina Hendricks, Gayle Bedigiam, Scott Rackliff, and Richard Rackliff

1. **Call the meeting to order**: By Vice-Chair Gabriel Tomasulo at 6:15 PM
2. **Public Comment**: No Public Comment
3. **Adjustments to the agenda**: No Adjustments
4. **Approved Minutes**: Minutes were not approved because there wasn’t a quorum.
5. **New Business**: Business went into review with Tomasulo and Ginn
6. Gayle Bedigiam had asked the board about the wetlands which is on the property she is looking at for the relocation of the Childrens Museum. Tomasulo said since there is no quorum, he cannot give her any ‘official’ advice. He said in a general way to call a civil engineering firm for consultation services.
7. Tomasulo and Ginn reviewed Scott Rockliff’s permit for using his shed as a food stand on Pleasant Beach Road. Mr. Rackliff said he wanted to sell eggs, coffee, and tea. He said he would only be open a couple days a week for a couple of hours. Tomasulo stated that it would be reviewed for the performance standards with a quorum at the next meeting on May 25th.

Terri had asked about the need for abutters for the food stand, and with the ordinance he does not need one for that small of a project.

1. Tomasulo and Ginn reviewed Tina Hendricks permit to extend her parking lot 30 feet more than what it is now. She stated that she would maybe add a couple more lights to the already put lampposts.

Tomasulo asked about the surface of the parking lot which was going to be turf. However, Mrs. Hendricks stated that she now thinks that tar will be the only suitable thing for dust reduction. She was told to update her permit to show instead of turf she now will be using tar. As well as needing an updated review of the standards she had previously done with the Planning Board.

Tomasulo was concerned about the zone that the event barn is in which is in the R2 zone. With the new ordinance being amended in 2021, he believes that she has already exceeded the amount of space that her parking lot can be. Tomasulo wants a full-board discussion on this matter along with the input of the Code Enforcement Officer at the next meeting.

1. **Correspondence**: They cannot discuss the correspondence regarding Jane Karker because there was no quorum.
2. **Establish action items for the next Planning Board Meeting to be scheduled**: The next meeting will be held on May 25, 2023
3. **Adjourn**: The Meeting was adjourned at 6:40 PM