**SOUTH THOMASTON PLANNING BOARD MEETING MINUTES**

Date: May 25, 2023

Time: 6:00 PM

Place South Thomaston Town Office Community Room

1. **Roll Call** Board Members in Attendance: Ervin Curtis (chair), Gabriel Tomasulo (co-chair), Cindi Ginn, Catherine Lerme

Also Present: Terri Baines, Code Enforcement Officer, Hannah Moholland, Town Clerk, Tina Hendricks, Karen Knopper, Scott Rackliff, and Michael (via zoom).

1. **Call the meeting to order** by Ervin Curtis at 6:03 PM
2. **Public Comment** No public comment
3. **Adjustment to the agenda** No adjustments
4. **Approve Minutes** Ervin Curtis and Catherine Lerme abstained due to being absent at the last meeting and couldn’t be approved because there was no quorum.
5. **New Business**
   1. **Karen Knopper (Blue Lupin) – Application for tearing down existing cottage and rebuilding, adding 4 ft, adding new loft and foundation on 374 Waterman Beach Road M 2 L 11-1.** Ms. Knopper stated that she wanted to replace her cottage as well as add 4 feet to the same footprint.
      1. The board had talked about the water line, which was close to her house, to which was said that she is very close to it but not actually at the high-water mark. She believes that she is 30-40’ from the high-water line.
      2. Chair Curtis said that this could just be a Code Enforcement issue unless she had more questions. Tomasulo said that it would be best if she was to get a site plan from Gartley and Dorsky to map out exactly where her cottage is and where she stands in the flood plain.
      3. Terri Baines (Code Enforcement) asked if Ms. Knopper was still able to expand her footprint 4 feet back. Tomasulo replied that it might have to be taken to the appeals board. He also insisted on having that input from Gartley and Dorsky and then come back to the planning board for a more defining plan for her cottage.
      4. Baines also asked if adding a loft would affect the square footage of the cottage. The board said no because adding a loft would make it taller, not wider, but just to make sure that it stays below 25 feet.
      5. There was talk about if she would have to do tree removal, and if she did then she would ultimately have to replant more trees in the place of the ones she got rid of.
6. **Old Business**
   1. **Scott D Rackliff – Application for food stand in existing shed**

**44 Pleasant Beach Road M 6-33 L 1.** Scott Rackliff discussed with the planning board about having a food/tea stand in his already existing shed that has been relocated to the edge of his property.

* + 1. Mr. Rackliff spoke to the Department of Agriculture Health Inspector, and he said it would be better suited for his plan that he sells pre-packaged goods other than homemade since you would need sewage/well water set up if he were to go that route.
    2. Curtis did a performance standard and Mr. Rackliff stated that the food stand be called Curly Dog Café, that he would have three employees and be open from 9-5 Monday – Friday, daylight only and potentially working weekends and holidays.
    3. He will have one light set up in the shed that helps display his small sign that will hang on the side of the shed and was advised by Tomasulo that he should have a trash can for waste that was stored in the shed as well. He also has a padlock that he will put on the shed when it is not in use.
    4. The most concern was about parking, Mr. Rackliff said that he owns most of that road and has a driveway that could fit two vehicles but would make more room for other vehicles. He was mostly thinking of foot traffic than vehicles driving down since it is a dead-end road.
  1. Catherine moved the vote and Tomasulo seconded the motion with 4 in favor.
  2. **Tina Hendricks – Renewal Application for Saltwater Fields Parking Lot M 16 L 4-004.** Mrs. Hendricks wanted to expand her driveway at the Saltwater Fields an extra 30 feet that was accepted in her last performance standard.
     1. Mrs. Hendricks was allowed to have a parking lot 150x130 and right now it’s 150x100 and wanted to add that extra 30’ to her parking lot. Lerme asked who was going to be doing the construction to the parking lot and Hendricks said that it would be Steven Vannah.
     2. Curtis had asked if she was changing the condition of the parking lot since she had previously said that they were putting in grass instead of gravel. Mrs. Hendricks said that she was told by her contractor that if she were to make a grass driveway that she would have to fix it every year and it was not in their best interest to do so.
     3. Lerme was worried about the runoff with the stream that it would pool elsewhere and that she should look into making a retention pool. Mrs. Hendricks stated that the water as of right now is running alongside the parking lot.
     4. Baines stated that in her permit she was to have 20x20 tent decks and that she made an entirely different construction as they were supposed to be separate. While Lerme said that if it is 40’ or less then she was all set.
        1. She was told to hire a surveyor and to get a storm water permit (aggregated area that water won’t pass through).
        2. Curtis said that they should table this addition of the parking lot until they get exact measurements on everything and have a DEP permit.
     5. Chair Curtis positioned to table the discussion based on needing more information, Lerme seconded the motion, and Tomasulo third.

1. **Correspondence**
   1. **Email received from Jane Karker.** Ms. Karker had a complaint about the dust that gets picked up and going into their yard when they were told that Mrs. Hendricks would be putting a solution on the gravel to reduce the dust.
      1. Tomasulo stated that the Code Enforcement Officer can handle this complaint. And it was fine if the dust be contained within the property line.
      2. The board suggested just driving slowly and putting more speed limit signs up, or putting speed bumps on the road so people must slow down. Another thing she could do is wet the road beforehand if she knew she would have people going down the road. But other than that, there is nothing much they can do but to just keep an eye on it.
2. **Code Enforcement Report**
   1. Baines told the planning board about the issue happening on school street. The foundation was not designed for the flood plain even though it is in the flood plain. Also stating that she was talking to the lawyer and the Elliot’s about the situation.
3. **Establish action items for the next Planning Board meeting to be scheduled.** The next meeting will be held on June 15, 2023
4. **Adjourn** The motion to adjourn was made at 7:30 PM by Chair Curtis, seconded by Tomasulo. The motion passed.

Join Zoom Meeting   
<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNlMHdUOGd2Y2N6NjFTdHVDdz09>

Planning Board Members:

Chair Erv Curtis

Cindi Ginn

Gabe Tomasulo

Catherine Lerme