**SOUTH THOMASTON PLANNING BOARD MEETING MINUTES**

Date: July 20, 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, Travis Wilson

Also Present: Terri-Lynn Baines, Code Enforcement Officer, Hannah Moholland, Town Clerk, Krista Tripp, Steve Polk, Aric Odone, Charles Kunz

1. **Call the meeting to order** by Ervin Curtis at 6:00 PM
2. **Public Comment** Charles Kunz had questioned the board about Travis Wilson Constructions temporary permit which they added more product to the site. Curtis stated that the permit ends next month and that at this time he nor the board can have any say now until the permit runs out. Next month the permit can go up for review if brought back up.
3. **Adjustment to the agenda** No adjustments
4. **Approve Minutes** The board approved the minutes for June 15, 2023, 4-0-1 vote in favor, with Wilson abstaining due to not being present.
5. **New Business**
   1. **Krista Tripp: To make a Performance Standard for her to sell oysters out of her oyster farm on 3 Powderhouse Cove M 001 L 103.** Curtis asked if she was already operating her stand, and she replied yes. The board was in favor of making a performance standard.

Tripp is in the village zone which is fine for her to continue with the business. Curtis asked if Tripp had all her permits from the State, she said yes. Tomasulo requested that she send her licenses to the town so they can put them in her records. Although she only has .22 acres, which does not meet the dimensional requirements for her business, the board decided to let her operate since she has been in business for a while already.

Tripp stated that she has 4-5 parking spaces in her driveway for customers including her vehicle. She also has 3 full time employees that work from 8 am – 6 pm everyday 365 days a year including holidays. She has two signs, one on her shed and one near the road which she was told by Curtis that she might have to move the sign back because it must be 40 feet from the corner of the road. She also has one light that is on the ground pointing towards the shed at the sign.

Curtis asked Tripp if she had a sink in the building and was using septic. The sink is attached to the already existing septic system. Tripp stated that she was going to build a new septic system so it will be up to date and accurate. Tomasulo stated that she will have to update her septic system. The board concluded that she would have until August 1st, 2024, to have a plan brought to the Code Enforcement Officer and until July 1, 2025, to have it finished.

With the licenses to be sent to the Code Enforcement Officer as well as having a plan on August 1st, 2024, Lerme motioned to approve and Tomasulo seconded with a 5-0 vote in favor.

* 1. **Steve Polk: To build a 20x24 paint booth to the back side of the Autobody shop at 225 Westbrook Street M 017 L 007-001.** Curtis suggests a Performance Standard renewal/revision. The board voted 5-0 in favor of a new performance standard. Polk stated that he wanted to also add a fence around his parking lot to hide the vehicles from neighbors, and Curtis said it would be appreciated but not mandatory.

Polk has 7 parking spots and works 8 am – 4 pm Monday – Friday. He works by himself, but the board suggested adding another worker just in case he hires someone else. He only has a sign on the garage and a light on his house but not on the body shop.

Polk will install exhaust filter fans in the paint booth to eliminate toxic fumes. Tomasulo only suggested that he makes proper disposal with the paint materials and solids. Lerme motioned to approve and Tomasulo seconded with a 5-0 Vote in favor for the body shop with the addition of the paint booth.

* 1. **Aric Odone: Amend the green house, making it a part of the event venue from June-November at 19 Birch Lane M 007 L 019-004.** In the winter they use the 20ft x 40 ft aluminum glass greenhouse for growing flowers and would like to use it for people to use for weddings. Odone stated that no more than 75 people can fit in it and that it already has fire marshal approval. Curtis asked Odone if he added any lights to which he said he has 6 additional lights on the greenhouse all downward facing. Curtis and Tomasulo had no concerns and Lerme motioned to approve while Tomasulo seconded with a 5-0 vote in favor.
  2. Curtis brought up the email he received from Jeff Northgraves about the fee schedule not adding up with the ordinances. There needs to be changes made to it to make it more up to date and accurate. Tomasulo stated that the planning board should meet with the ordinance committee to understand the scope of what needs to be changed. Curtis suggests that at the next planning board meeting, meet with the ordinance committee.

1. **Old Business**
2. **Correspondence**
3. **Code Enforcement Report**
   1. Baines issued four permits in the month of June. She met with the state, DEP, and the owners of school street.
   2. Baines issued the third junky yard letters.
4. **Establish action items for the next Planning Board meeting to be scheduled.** The next meeting will be held on August 17, 2023
5. **Adjourn** The motion to adjourn was made at 7:16 PM by 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

Travis Wilson