**SOUTH THOMASTON PLANNING BOARD MEETING**

Date: August 17, 2023

Time: 6:00 PM

Place South Thomaston Town Office Community Room

1. **Roll Call:** Gabriel Tomasulo, Cindi Ginn, Catherine Lerme, Travis Wilson
	1. **Also in Attendance:** Terri-Lynn Baines, Code Enforcement, Hannah Moholland, Town Clerk, Jeff Northgraves, and Milton Smith via Zoom
2. **Call the meeting to order:** Tomasulo called the meeting to order at 6:05 PM
3. **Public Comment:** No public comment
4. **Adjustment to the agenda:** No adjustments to the agenda
5. **Approve Minutes:** Lerme motioned to approve and Ginn seconded for a 4-0 all in favor vote.
6. **New Business**
	1. Milton Smith questions about a mobile welding shop less than 10,000 square feet M 17 L 1 on Westbrook Street (zoom):
		1. Milton Smith had asked if it was okay to build a welding shop on that plot of land and Tomasulo said possibly so and followed by Wilson stating that he had 10,000 square feet to build his building and parking lot. Smith also asked about subdividing the 15-acre parcel and Tomasulo suggested giving him the Subdivision Ordinance to look at but to overall apply for a permit with the Planning Board.
	2. Meet with Jeff for the Ordinance Review Committee to discuss reviewing and recommending changes to the Land Use Ordinance:
		1. Northgraves had recommended that the Planning Board and the Ordinance Review Committee look at the Land Use Ordinance and make any changes they deem necessary. He said that it should be done by the next Town Meeting with a 30-day prior public hearing that’s approved by the Planning board and the Selectboard.
		2. Northgraves also suggested that the Planning Board and Ordinance Review Committee come together as a group to proceed with future meetings. Tomasulo stated his concern about the Planning Board meetings running a little long and would not get much done at the end to which Northgraves replied with he is flexible with the schedule since majority of the Ordinance Review Committee is on the Planning Board.
		3. Northgraves brought up some key points that need to be looked at and revised or changed, which are Prohibiting RV campers on 131, fences and if they need permits for them, CEO making permits for things that are not on the Land Use Ordinance. Municipal Certification for Occupancy and their funding mechanism which will reimburse 90% and 80% of grants for the overall cost.
		4. The action plan that Jeff proposed was to make changes as a group, send to Kirstin to review, then reimburse her for her time.
	3. The Code Enforcement Officer had brought up the fact that Travis Wilsons business expires the next day and asked what the Planning Board should do about it. She had brought up that there will need to be a review of the permit after one year, which was August 18, 2023, and that Wilson will need to speak to the community and recuse himself. Tomasulo requested to schedule a review for the permit with the public present and to talk to the lawyer and to propose to have an extension until the review is complete. Wilson stated that he understood it was only a review and that he did not have an expiration date as he told the Planning Board that he knew it would take more than a year to move his business.
		1. Northgraves stated that on August 18th Wilson Construction will not be able to operate on the 110 Elm Street Lot. Tomasulo motions that the Planning Board needed to take emergency action now and to propose to give Wilson sixty days to resolve the situation with no further exemptions. The final Planning Board vote will be held two meetings from now and Northgraves suggested having a meeting earlier than a month away to resolve this faster. Lerme seconds this motion with a 3-0 vote in favor.
7. **Old Business**
8. **Establish action items for the next Planning Board meeting to be scheduled:** The next meeting will be held on August 30, 2023, and September 21, 2023
9. **Adjourn:** Tomasulo motioned to adjourn and Lerme seconded at 7:04 PM

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