



Town of South Thomaston, Maine
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SOUTH THOMASTON PLANNING BOARD MEETING MINUTES

Rev 1

Date: October 12, 2023
Time: 6:00 PM
Place: South Thomaston Municipal Building Community Room

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

South Thomaston Planning Board Present: Gabe Tomasulo, Erv Curtis, Catherine Lerne, Travis Wilson

Others Present: Terri-Lynn Baines, Jeff Northgraves

Via Zoom: Town Attorney Kristin Collins

- 1.) **Roll Call**
- 2.) Gabe Tomasulo, Erv Curtis, Catherine Lerne, and Travis Wilson were present. Cindi Ginn is not in attendance.
- 3.) **Call to Order**
Curtis called the meeting to order at 6:01pm.
- 4.) **Adjustments to the Agenda**
There were no adjustments to the agenda.
- 5.) **Public Comments for Items not on the Agenda**
There were no public comments.
- 6.) **Workshop**
 - a. **Planning Board and Ordinance Review Committee - Updates to Land Use and Shoreland Zoning Ordinances.**

Town Attorney Collins, the Ordinance Review Committee, the Planning Board and CEO Baines discussed changes that should be made to the Land Use Ordinance due to LD 1706 & LD 2003. The changes discussed had to do with density and affordable housing.

Also discussed were:

Considering adding demolition, clearing, tree removal, fences and site plan review to the table of uses or adding a section to specify/authorize the CEO to issue permits for items not included in the table of uses. Such as: fences,



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demolition etc. There was a discussion on why a resident should have to get a permit for tree cutting.

Defining or deleting "Tourist Home" from the table of uses. It was decided to delete "Tourist Home" from the table of uses.

Whether Home Occupation should still require PB permitting. After discussing the pros and cons of leaving it to the PB to permit as opposed to having the CEO permit the home occupation, it was decided that Home Occupations should still be permitted by the Planning Board.

There was a lengthy discussion on amending the restrictions/definitions associated with non-conforming lots/buildings to be more in line with the Shoreland Ordinance restrictions/definitions.

The 10,000 sq. foot commercial restriction/definition was reexamined.

At the requests of the Selectboard, the Ordinance Review Committee and the PB reviewed a proposal from a couple of residents that would prohibit RV campers on the river side of 131. After discussing the matter, the Ordinance Review Committee and the Planning Board voted not to prohibit RV campers on the river side of 131.

7.) Establish Action Items and Schedule the next Planning Board Meeting

8.) Adjourn

Tomasulo moved and Lerme seconded a motion to adjourn at 8:07 pm.

Motion passed 5-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHV Ddz09>

Planning Board Approved October 26, 2023