



Town of South Thomaston, Maine
125 Spruce Head Road
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South Thomaston, ME 04858-0147

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Selectmen:
Jeff Northgraves
John Spear
Sue Snow

SOUTH THOMASTON PLANNING BOARD MEETING

Date: September 21, 2023

Time: 5:30 PM

Place South Thomaston Town Office Community Room

- 1.) **Roll Call:** Gabriel Tomasulo, Catherine Lerne, Cynthia Ginn, Travis Wilson
 - a. **Others Present:** Terri-Lynn Baines, Code Enforcement Officer, Hannah Moholland, Town Clerk, Kristin Collins, Town Attorney, Jeff Northgraves, Ordinance Committee Member
- 2.) **Call the Public Hearing Meeting to Order:** Tomasulo started the Public Hearing at 5:30 PM
- 3.) **Public Hearing Business:** Travis Wilson, owner of Wilson Construction stated that he wants to keep 110 Elm Street M 018 L 002 in business to keep his trucks/trailers and office at this location.
 - a. **Public Speaks:** There are 3 pieces of correspondence added.
 - i. Amy Simms – 22 Barlett Lane, M 018 L 002-003 in favor for Wilson Construction
 - ii. Mike Giles – 4 bartlett Lane, M 18 L 001-001 in favor with Wilson Construction
 - iii. CEO observations
 - b. Complaints about working odd hours and too early, starting and idling vehicles, back up alarms, dumping and loading dirt causing the slamming of tailgate, personal vehicles blasting music, as well as complaints about having a year to move his business to the other lot and why he hasn't finished it yet as it was stated in the last performance standard.
 - i. The Planning Board explained that they could not deny an application, they would only be able to deny it if they don't meet the conditions set in place by the planning board.
 - c. Mr. Wilson plans to move his whole business to his other lot as soon as possible, but as 110 Elm Street has his security systems already in place, he would like to have a reduced operation to just store vehicles/trailers and to keep his office building there, that there will be no loading or unloading of material at this location.
 - d. Tomasulo asks how he plans on using the parking lot to which Wilson stated that during the day they may swap out vehicles or pick up a trailer which will cause back up alarms but no constant noise happening and to use the lower parking lot to be as far away as possible from any dwellings.



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- e. As there was nothing left to discuss from the Public, the Public Hearing closed.
- 4.) Close Public Hearing:** Public Hearing closes at 5:53 PM by Tomasulo with a 3-0 vote in favor
- 5.) Call the Meeting to Order:** Tomasulo called the meeting to order at 5:53 PM.
- 6.) Adjustment to the Agenda:** Tomasulo made an adjustment to approve the last meeting minutes before reviewing Travis Wilsons permit.
- 7.) Approve Minutes**
- a. Lerne motioned to approve the August 30th minutes and Ginn seconded with a 3-0 vote in favor.
- 8.) Old Business**
- a. Review for Wilson Construction Site at 110 Elm Street M 018 L 002**
- i. Reviewing the performance standard application for Travis Wilsons old business at 110 Elm Street.
- ii. Kristin stated that if any part of his business increases by 25% it will go over the 10,000 sq feet threshold and the Planning Board will not be able to accept his application.
1. Wilson replied that half of the trucks are not housed at the 110 Elm Street location and that there will be roughly 10 vehicles there at any given time.
2. Wilson said that he has 13 employees currently but will decrease to 9.
3. Requesting 6:00 AM – 6:00 PM Monday- Friday
- a. Tomasulo changed the time to 6:00 AM – 5:00 PM Monday – Friday with Saturday being for special occasions.
- iii. The public wanted Wilson to not idle his vehicles from 6:00 AM – 7:00 AM and Wilson and the board agreed to keep the idling at a minimum between those times.
- iv. The Planning Board brought up additional conditions:
1. Use the lower parking lot to use as storage to be as far away from dwellings as possible to reduce noise. personal-use vehicles in the lower parking lot as well.
2. Submit a plot plan for his parking.
3. Submit a planting plot plan for the Planning Board to review



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- v. Travis Wilsons permit to be reviewed, discussed, and have a final vote at the next Planning Board Meeting when Wilson brings in the plot plans (tabled for now) with a 3-0 vote in favor.
- 9.) Public Comment:** No Public Comment
- 10.) New Business**
- a. Travis Wilson Change of Use for a Boat/RV storage facility at 10 Bartlett Lane, Map 18 L 002-003-001**
- i. Reviewed and will do a performance standard and to be finalized at the next Planning Board meeting.
- b. Paul Leach for a Performance Review for his Storage Unit Facility at 542 Saint George Road M 012 L 002**
- i. Reviewed and will do a performance standard and to be finalized at the next Planning Board meeting.
- c. Richard Rackliff for a New Self Storage Building on 708 St. George Road M 007 L 022-002**
- i. Reviewed and will do a performance standard and to be finalized at the next Planning Board meeting.
- d. Review Ordinance with the Ordinance Review Committee**
- i. The Planning Board and the Ordinance Committee talked about affordable housing and what the state wants to have added to the ordinance.
1. The Planning Board started to discuss Affordable Housing in South Thomaston
 2. Discussed having the ADU (accessory dwelling unit) to be approved by the CEO.
- ii. Adding/Defining the table of Use:
1. Short-Term Rentals:
 - a. To possibly have an account of short-term rentals in South Thomaston
 - b. An idea was brought up to have short-term rentals registering with the CEO and having a registration number.
 - c. Adding demolition, clearing, tree removal, fences, and site plan review to the table of use
 - d. As well as adding to authorize the CEO to issue permits for items not included in the table of use (fence, demolition, etc.)
 2. Adding to designate CEO as an interpreter of the Land Use Ordinance



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- a. The board and committee discussed that if the CEO denies a permit, it can be taken to the appeals board to 'interpret' the ordinance and was decided to keep it with the Appeals Board process.
 3. To relook at the 10,000 square foot commercial restrictions/definition
 4. Adding lodging
 5. Home Occupation
 6. Non-Conforming Lots
- 11.) Establish action items for the next Planning Board meeting to be scheduled.**
- a. The next Planning Board meeting will be held on October 26, 2023 and will have a Planning Board Workshop on October 12, 2023
- 12.) Adjourn**
- a. Lerme motioned to adjourn the meeting at 8:00 PM with a 4-0 vote in favor.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHVkdz09>

Planning Board Approved October 26, 2023