



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

Date: October 26, 2023

Time: 6:00 PM

Place: South Thomaston Town Office 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, Cindi Ginn

Others Present: Terri-Lynn Baines, Richard Rackliff, Paul Leach, Charles Kunz, Jayci Eaton, Michael Leonard, Paul Leach, Jennifer Leach, Richard Rackliff

Via Zoom: Richard Tomeo

1.) Call the Meeting to Order

Curtis called the meeting to order at 6:02 pm.

2.) Public Comment

There was no public comment.

3.) Adjustment to the Agenda

Baines removed a. Under New Business from the agenda. Spruce Head Fisherman's Co-op – Vanessa O'Donnell Pre-Application Informational Discussion.

4.) Approve Minutes (September 21st and October 12th)

Lerne moved and Ginn seconded a motion to accept the minutes of September 21st and October 12th.

Motion passed 4-0.

5.) Old Business

a. Final review for Paul Leach- New Self Storage Building at 542 St. George Road Map 012 L002.

Application is complete.

DOT driveway opening is already done.

Commercial Storage Unit - R-1 District

Property owned by Deed. M 012 L002

Lighting must be shielded.
Off-street parking is sufficient.
25 units in the new building.
Permit complies with performance standards with following conditions:
6 foot set back from property line.
47 feet from center line.
No septic or water.
The storage building will be visible from the St. George Road. Tall bushes were recommended, but a hedge would also be acceptable. There was a lengthy discussion on why hedges are needed.
Ginn moved to vote on the requirement of shrubs. There was no second.
Mr. Leach was vehemently against shrubs and/or hedges. Landscaping to improve the visual appearance of the facility was proposed.
CEO Baines pointed out if the PB did not require Mr. Leach to shield his building(s) from the road, it wasn't right to ask Mr. Rackliff and Mr. Wilson to shield the buildings they are going to build.
Mr. Leach said he would plant grass, that was landscaping. Baines asked for a clarification of what the PB meant by landscaping as she would be the one to enforce the requirement. It was determined grass does not constitute landscaping.
Mr. Leach will have 2 Employees.
He has lighting and security cameras.
Hours of operation: Monday- Friday 7 am-9 pm, Saturday and Sunday 7 am-9 pm, Federal Holidays 7 am to 9 pm. The facility will be open 365 days a year.
There are 25 parking spaces.
Lighting will be down facing.
Mr. Leach already has a sign. Maximum size is 4'x 4'.
Noise will not exceed 65 decibels.
Dust may not exceed property line during construction.
There is no need for odor control.
The new storage building will use the existing entrance/exit to the St. George Road.
There is no license requirements.
Chief Elwell needs to inspect the storage facility to make sure fire trucks have access in case of a fire.
There will be no fuel storage.
Mr. Leach will comply with all federal and state requirements.

Tumasulo moved and Lerme second a motion to vote on the application as described in the performance standards.

Motion passed 5-0.

b. Final review for Richard Rackliff - New Self Storage Building at 708 St. George Road M 007 L 022-002

Ginn recused herself.

This is an addition to Mr. Rackliff's existing business.

The PB amended the performance standards to include 2, 90 x 41 storage units with 44 units.

Tomasulo moved and Lerme seconded a motion to approve this application using method just discussed.

Motion passed 4-0. Ginn abstained.

c. Final review for Travis Wilson - Boat/RV storage facility at 10 Bartlett Lane, Map 18 L 002-003-001

40 x 250 area for a boat and RV storage facility.

10,000 square feet.

No DOT site review needed.

The space is already created.

The property is in the village zone.

Mr. Wilson has a deed to the property.

The property consists of 7.5 acres.

There will be no lights and the property is screened from Route 73.

There is sufficient space for off-street parking.

The Storage facility will be 40 feet from Bartlett Lane.

There will be no water or septic.

There are no issues with runoff.

No additional vegetation is required. Mr. Wilson will leave the existing screening in place. There will be no landscaping requirement.

Mr. Wilson will have 2 employees.

There will be no lighting and no cameras.

The hours of operation will be 7 am to 7 pm. M-F, 7 am to 7 pm Sat-Sun. 7 am to 7 pm on State and Federal holidays. The facility will be accessible 365 days.

There is 25 total parking spaces.

There will be no sign.

There is a 65 decibel noise limit.

No odor control needed.

There will be no dumping of hazardous materials.

No driveway will be added.

No additional license is required.

The Fire Chief will review fire truck access.

There will be no fuel storage.

Tomasulo moved and Lerme seconded a motion to approve the permit as described.

Motion approved 4- 0 Wilson abstained.

d. Final review for Wilson Construction- Site at 110 Elm Street M 018 L 002

Wilson provided a planting plot and designated the areas of 10,000 square foot usage

This is an existing business. The application is for continued use. This performance standards review is a continuation of the previous Planning Board meeting.

No additional permits are required.

This is a commercial business less than 10,000 square feet in the Village District. The business consists of a construction business, vehicle storage and an office.

The property is 4 acres.

There will be no lighting except outside the office.

Shrubs, yes per submitted planting plan.

Parking per submitted parking plan.

The areas of operation will be limited to the areas on the plan submitted.

The office is 75 feet from Route 73 and 60 feet from the neighbor.

The property has a well and sewer.

Mr. Wilson has 13 employees.

The hours of operation will be 6 am to 5 pm Monday to Saturday and holidays. The business will operate 312 days a year.

Refer to attached parking plan for parking spaces.

There will be no lighting and no sign.

The noise limit is 65 decibels.

Mr. Wilson will minimize the idling and backing up of trucks between the time of 6 am and 7 am.

Mr. Wilson will not be adding any new driveway.

No additional licenses required.

There will be no fuel storage.

There will be no expansion.

There is no time limit on this permit.

Lerme moved and Tomasulo seconded a motion to accept the permit with conditions.

Motion passed 4-0 Wilson abstained

6.) New Business

a. Spruce Head Fisherman's Co-op – Vanessa O'Donnell Pre-Application Informational Discussion

Ms. O'Donnell withdrew her application for the time being.

b. Application from The Good School-People's United Methodist Church, 13 Chapel Street M 014 L016

Briefly discussed was if the property would be taxed because the daycare is a for-profit business.

The daycare would use 2 of the church class rooms.

The daycare will also need to follow state and fire marshal guidelines. The Planning Board had concerns regarding traffic and noise at pickup and drop off times.

The Planning Board would like to see where the egresses are.

The daycare will be licensed for 12 children.

Question about square footage.

Parking space and the square footage that will be used for the daycare was discussed.

The Planning Board required Eaton to provide a drop off and pick up route.

Abutter notification will be required.

The play area will be fenced in. The fence cannot be higher than 6 feet.

No public hearing will be required.

The Planning Board requested an inside and outside site plan. Eaton will attend the November 16th meeting. Baines will send out abutter notices.

Lubec is not enforced in South Thomaston. This may mean a urinal will not be required.

LPI Terry Brackett will need to approve the septic for the extra use.

7.) Establish action items for the next Planning Board meeting to be scheduled

Next meeting November 16th. Abutters will be notified of the Good School proposal to open a daycare at the Peoples United Methodist Church.

8.) Adjourn

Tomasulo moved and Lerme seconded a motion to adjourn at 7:50.

Motion passed 5-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHVDdz09>

Planning Board Approved November 16, 2023