



Town of South Thomaston, Maine
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Selectboard:
Jeff Northgraves
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ORDINANCE REVIEW COMMITTEE
With Planning Board
MINUTES

Revision 1

Date: March 7, 2024 **Time:** 6:00 PM **Place:** Municipal Building

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

Ordinance Review Committee Present: Jeff Northgraves, John Snow, Via zoom:
Gabe Tomasulo

South Thomaston Planning Board Present: Erv Curtis, Catherine Lerne, Via
zoom: Gabe Tomasulo

Others Present: CEO Terri-Lynn Baines

1) Call to Order

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

2) Public Comment

There was no public comment.

3) Review Land Use Ordinance Edits

a) General updates/edits- State Mandated Affordable Housing updates

The Ordinance Review Committee and the Planning Board discussed short term rentals. One purpose of the public informational meeting on March 28th is to gain public input on controlling or registering short term rentals. Having owners of short-term rentals notify or register with the town is a way to satisfy the section of Title 30-A that municipalities may regulate short-term rentals. Curtis is not in favor of registering short-term rentals.

The Ordinance Review Committee and the Planning Board both agree that it is a high priority to maintain the environment of our community. They discussed water tables and limiting building on the property. The public informational hearing will be valuable in determining how the town feels about what is important for our town. Do residents want minimum rules or to allow all affordable housing mandates.

The Committee and Board briefly discussed wells and if there is a problem other than Spruce Head Island with wells going dry.

Accessory units are allowed on an acre with adequate water and sewer. There was a lengthy discussion on the differences between accessory and additional dwellings. The Committee and Board also discussed parking requirements for an accessory and an additional dwelling.

Kristin Collins, the Town Attorney, will draft the changes to our ordinance.

4) Discuss Public Meeting March 28th

The public informational meeting will be a joint meeting with the Ordinance Review Committee and the Planning Board.

The purpose of the Public Informational meeting is to discuss short term rentals and get input from the town, inform the town what the mandates are, and what changes will be made to the Town's Ordinance.

A request for input will also be put on the website and sent out by email.

Housing is hard for workers to find. There was a discussion on the cost of affordable housing and the effect of short term rentals on affordable housing. If short term rentals are registered with the Town this would honor the word of the law.

It was proposed the town have a streamlined process for a subdivision that could be created by having 3 or more structures on a property

5) Letter of Support

Lerme moved and Curtis seconded a motion that the Planning Board write a letter in support of the application for funds by the Conservation Commission to refund the Town for the purchase cost and to have Gabe write the letter.

Motion passed 3-0.

6) Other

Briefly discussed was adding a definition of landscaping to the Land Use Ordinance.

7) Adjourn

Without objection the meeting adjourned at 7:00 pm.

Join Zoom Meeting

<https://us02web.zoom.us/j/82700854614?pwd=dnFrOFh2eWdjUjNiK1R2a0p6STErQT09>

Meeting ID: 827 0085 4614

Passcode: 405281