



Town of South Thomaston, Maine
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Selectmen:
Jeff Northgraves
John Spear
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SOUTH THOMASTON PLANNING BOARD MEETING MINUTES

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

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

Others Present: Terri-Lynn Baines, David Cousens

Date: February 15, 2024

Time: 6:00 PM

Place: South Thomaston Town Office Community Room

- 1.) **Call the Meeting to Order**
Tomasulo called the meeting to order at 6:00 pm.
- 2.) **Public Comment**
There was no public comment.
- 3.) **Adjustment to the Agenda**
Reverse the order of old business and new business on the agenda.
- 4.) **Approve Minutes** (November 16, 2023)
Tomasulo moved and Lerne seconded a motion to table the minutes until next month.
- 5.) **Old Business**
 - a. **Define Landscaping**
Curtis sent a general definition to the PB for a starting point of the discussion.

Landscaping Defined:

Modern landscaping is a process that makes changes to an area of land in one or all of the following three categories.

- 1.) Plants - The addition of ornamental, edible, native or other types of landscaping plants.

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- 2.) Terrain - Changing the shape of the land through grading, backfilling, mounding, terracing, etc.
 - 3.) Structure - Constructing fences, patio covers, walls, deck, raise planters or other built features.

Structure can be excluded from the definition for this purpose.

Looking for screening and making the property look good.

Screening needs height. Minimum height is recommended.

Tomasulo will take the recommendations and write a definition to be approved at the next meeting. There was a discussion on the height of plantings. Screening could be discussed for each project but should have minimum requirements. Start with a three- or four-foot tree.

The general definition of landscaping is changing the shape of the land for two purposes: screening and to improve appearance.

Also require landscaping to be maintained for the duration of the business.

Once defined, this definition should be in the Land Use Ordinance.

6.) **New Business**

a. **David Cousens – Map 005 L 020-003**

Driveway and Parking Lot – Food Trucks

Cousens introduced himself. He lives on Waterman Beach Road.

He is proposing a place for food trucks on his property on Waterman Beach Road.

He would make an oval driveway that would not be in the flood plain and would have a parking area between the driveway and road. Food trucks will be closer to the shore. He will have porta potties. Cousens does not plan on having power or water. The food trucks will be self-contained.

There was a discussion on the shoreland zone. The area where the food trucks will be was not shown on the map. The PB wanted to make sure the trucks would be back at least 75 feet and suggested keeping the food trucks closer to the road and having picnic tables down by the water.

The parking lot would be stone dust.

Commercial use is allowed with Planning Board Approval. District RR.

Performance Standards:

343 Waterman Beach Road. Commercial Food Truck business. Up to 3 food trucks.

RR District

Complies with Ordinance.

Town Road, good visibility.

Proposed Commercial.

Land is owned by deed.
Map 005 L 20-003
Three acres meets land requirements.
No camping.
No lighting is being proposed.
Parking is sufficient, parking for 20 cars will be provided.
There will be erosion control during construction. No runoff into the ocean.
No additional conditions.
Setbacks from roads 10 feet. 75 feet from water.
No water. No septic.
Will be visible from road and abutters.
No landscaping required.
If Cousens decided he needed a bigger parking lot, he would need to come back to the PB.
1 employee.
No lights, no security or motion detectors.
11 am to 7 pm. Monday through Sunday, including holidays. 184 days.
May 1 to Oct 31.
20 parking spaces.
Signs may be used. If so, the size limit is 4 X 4 feet.
Noise will not exceed 65 decibels.
Gate, yes.
Already two entrances. They will be connected with a loop.
Vendors are responsible for all required licenses prior to operations.
There is fire department access. ST Fire department must approve access.
No fuel storage.
No other conditions.

Lerme moved and Wilson seconded a motion to approve this application.
Motion passed 4-0.

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

Request from Northgraves to have a meeting to wrap up the ordinance amendments. March 7th meeting with Ordinance Review Committee 6:00. March 28st Public hearing starting at 5:30 with regular meeting to follow.

Adjourn

Lerme moved and Wilson seconded a motion to adjourn at 6:50 pm.

Motion passed 4-0.

Join Zoom Meeting

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