



Town of South Thomaston, Maine  
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**Selectmen:**  
Jeff Northgraves  
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Town of South Thomaston, ME  
Joint meeting - South Thomaston Informational Meeting and Planning Board Meeting

March 28, 2024 at 5:30 pm at the South Thomaston Town Office Community Room

Present: Ordinance Review Committee-Jeff Northgraves, John Snow, and Gabe Tomasulo

Planning Board - Ervin Curtis, Board Chair; Gabriel Tomasulo, co-chair; Catherine Lerme, and Travis Wilson

Town administrator and CEO: Terri Baines

Absent: Cindi Ginn (Planning Board)

Public: Linda and Ivan Garat, Cliff Dacso, Moira Paddock, Sally Merchant, Charles and Michelle Kunz, Kelvin Benner, Marina Godin, Laurie McReel, John Poiriler, Gordon Connell, Sondra Wallace

Zoom: Michael Elliott

E Curtis called the Public Informational Meeting and the Planning Board Meeting to order at 5:30 pm.

E Curtis turned the informational meeting over to J Northgraves.

J Northgraves presented an overview of what the state was mandating. The State of Maine is setting goals of affordable housing and housing availability and each town in Maine is encouraged to increase multifamily development and accessory dwelling units. Currently South Thomaston has single dwellings per 1 acre on buildable lots and one section in town ( Ames Terrace to Westbrook St.)that allows a second dwelling on 1/2 acre.

The change proposed is to have up to 4 dwellings per acre. The state was asking for 5 dwellings per acre.

The second component is affordable housing- which affects homes that are for rent in the community. The state has defined affordable “ a family whose aggregate income is less than 80% of the median income for the area would spend no more than 30% of its monthly income on housing costs.”

The changes must be voted on and be in place by July 1, 2024.

The proposed changes could regulate short term and long term rentals and ask people to register their rentals to the town. It was noted the town has no idea who is renting.

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J Northgraves stated the proposed ordinance change would be the bare minimal and support the intent of the law.

Discussion and questions ensued from the public and the members of the board questioning septic issues/ well water for multi-family units/ income affordable rents and the rural nature of South Thomaston. There was a mention that the town should sound supportive of these changes.

There is information and the changes proposed to the land ordinance use at the town office.

The public meeting ended at 6:35 pm.

E Curtis called the Planning Board Meeting to order at 6:36 pm.

Public Comments: none

Adjustments to the agenda: G Tomasulo requested to address Kelvin Benner's proposal after the approval of the minutes.

Minutes: 3 sets of minutes

Minutes from November 16, 2023, were postponed since there was not a quorum of members from that meeting in attendance.

C Lerme moved to accept the minutes from February 15, 2024. G Tomasulo seconded the motion. The motion passed 3-0 (1 abstained due to being absent at the 2/15/24 meeting).

G Tomasulo moved to accept the minutes from March 7, 2024. C Lerme seconded the motion. The motion passed 3-0 (1 abstained due to being absent at the 3/7/24 meeting).

New Business:

Kelvin Benner - Junk Yard/ Metal Recycling located on Westbrook St, M 16 L 13

K Benner is planning to lease/buy the property on West Brook St. and transfer and continue the business. Before the agreement /lease and purchase may proceed the planning board needs to review the permit and approve it.

E Curtis reviewed the application and went through the list. K Benner plans to have an auto salvage, automotive parts, graveyard for old autos and scrap yard for metal recycling for commercial purposes. Members asked questions on hours of operation/ lighting/ maintaining fences/ safe disposal of fluids per state law/ setbacks/ number of employees/ signage/ noise levels/ and K Benner must meet with the fire chief.

Currently there is no running water or septic on the property and that will be pending.

G Tomasulo moved to approve the application of K Benner's with restrictions -safe disposal of fluids per state law with the maximum storage of 100 gallons of fluid sitting on the property. Barrels to be kept sealed. All licenses required.

T Wilson seconded the motion. The motion passed 4-0.

K Benner should get with T Baines, CEO.

Travis Wilson, Wilson Construction-screening loam at 110 Elm St. South Thomaston, ME

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Travis Wilson reported that in mid-April 2024 all trucks and business will be moved down to the new location at Wilson's Way. All that will be left is the screening of the loam. T Wilson could not commit to a time frame to get the loam screening completed. Conservatively, T Wilson said 20 days were needed but it needed to be dry days. T Wilson said there were 6-7000 yds of loam and he said if dry 1000 yds of loam can be screened in 1 day.

Concerns from the neighbors are time frame and noise. The neighbors want an end date. It is a lot of dirt and an eye sore.

After a lengthy discussion ensued, all parties compromised that the end date of screening the loam would be at the end of July 2024, screening the loam will be conducted 4 days a week - Monday - Thursday from 8 am to 4 pm. No work will be done on weekends. T Wilson needs to make sure there is good communication with Kunz's (neighbors). At the end of July all activities will cease.

**Old Business:**

G Tomasulo requested due to the hour to table Define Landscaping and Special Exemption Approval till the next meeting.

**Next Meeting:**

The next meeting will be held on April 18, 2024, at 6:00 pm. Next meeting define Landscaping and address other land use ordinance changes.

C Curtis without objections adjourned the meeting at 7:59 pm.

Respectfully Submitted,

Moirra Paddock for T Baines, CEO.