



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me

Selectmen:
Jeff Northgraves
John Spear
Sue Snow

SOUTH THOMASTON PLANNING BOARD MEETING MINUTES

Date: April 18, 2024

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: Erv Curtis, Travis Wilson, Gabe Tomasulo, Catherine Lerme

Others Present: Terri-Lynn Baines, Tina Hendricks

Via zoom: Hannah Moholland

1.) Call the Meeting to Order

Curtis called the meeting to order at 6:00 pm.

2.) Public Comment

There was no public comment

3.) Adjustment to the Agenda

Tomasulo proposed the PB take Hendricks application first.

4.) Approve Minutes (November 16, 2023 and March 28, 2024)

Tomasulo moved and Lerme seconded a motion to accept the minutes of March 29th.

Motion passed 4-0.

The Planning Board was not able to approve the minutes of November 16th without Cindi Ginn present.

5.) Old Business

a. Define Landscaping

The Planning Board tabled this until the next meeting.



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me

Selectmen:
Jeff Northgraves
John Spear
Sue Snow

b. Discuss Land Use Ordinance Amendments

There was a discussion whether an amendment should be made to the Land Use Ordinance requiring that the Town should come to the PB for a project approval not just get a permit from the CEO.

There was a discussion on short term rentals and whether the Town should or shouldn't have a short term rental registry.

6.) New Business

**a. Tina Hendricks – Map 16 L 004-005
Qualified Kitchen**

The Hendricks started a bartending company, On the Rocks Bartending, that is a separate business from the Event center. The previous catering kitchen on their license was in their home in Falmouth. Rules have changed so they cannot have a liquor license out of a truck, which was what they had hoped. Hendricks tried to get a catering/liquor license at the barn, but learned they would need to provide all the catering for any events held there. The Hendricks also tried to get a catering/liquor license at the Air B & B rental they co-own, but the septic at that property isn't large enough. The last resort is to place the catering kitchen in the basement of the log cabin they own at 10 Saltwater Way. The septic would need to be expanded and if the State approves the catering/liquor kitchen a home occupation could be allowed.

Ed Green is working on an expanded septic design. First Hendricks will need to have the kitchen approved for a Catering License, then for a Liquor License. Hendricks claims no gray water will be produced at the kitchen. If the Planning Board approves the home occupation they will move forward with the catering kitchen.

Tomasulo thought the yellow B & B at 305 St. George had been previously approved, but the application was withdrawn because the septic was not large enough.



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me

Selectmen:
Jeff Northgraves
John Spear
Sue Snow

Size and placement of the kitchen was discussed. The walk in closet will be made into the catering kitchen. The closet is approximately 5' x 8'. The apartment is in the basement of the house and has its own entrance. The entrance to the new kitchen would be through the utility room which is off the living area of the apartment.

The next question was is this a home business or a commercial entity. The question was asked, is the home a full time residence? This would be the difference between a residence or a building that is a commercial business. To have a home occupation, the building must be a residence. Hendricks said the building will be owner occupied. She and her husband will be moving into the basement apartment.

The PB reviewed the plans of the basement and the walk-in closet space that will be used for the catering kitchen.

The PB will approve this as a home occupation because it is in a residence. All state licenses must be received, and the septic must be expanded to the satisfaction of the LPI.

Curtis went through the performance standards.

This is a commercial catering business located at 10 Saltwater Way in RR-2. Hendricks must meet all State requirements, and expand the septic system as required by the LPI. The property is located on M 016 L 004-005.

Wilson moved and Lerme seconded a a motion to approve the catering business as long as the LPI approves the expanded septic system and all state permits required are received.

Motion passed 3-0.

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

Definition of Landscaping.



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me

Selectmen:
Jeff Northgraves
John Spear
Sue Snow

8.) Adjourn

Wilson moved and Lerme seconded a motion to adjourn at 6:48 pm.

Motion passed 3-0.

Join Zoom Meeting

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