



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

Date: November 16, 2023
Time: 6:00 PM

Rev 1

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

South Thomaston Planning Board Present: Erv Curtis, Travis Wilson, Cindi Ginn
Others Present: Terri-Lynn Baines, Michael Sabanantini, David Cousens
Via Zoom:

Place: South Thomaston Town Office Community Room

- 1.) **Call the Meeting to Order**
Curtis called the meeting to order at 6:00 pm.
- 2.) **Public Comment**
One comment against the daycare opening.
One comment for the daycare opening.
- 3.) **Adjustment to the Agenda**
Jayce Eaton has requested the review for the Good School-People's United Methodist Church, 13 Chapel Street M 014 L016 be put on the December meeting agenda.
Tina Hendricks, Saltwater Fields. Request to keep the Saltwater Fields Event Center open past 10:00 on New Years Eve.
- 4.) **Approve Minutes** (October 26, 2023)
Wilson moved and Ginn seconded a motion to approve the minutes of October 26th.

Motion passed 3-0.
- 5.) **Old Business**
 - a. **Final review for The Good School-People's United Methodist Church, 13 Chapel Street M 014 L016**
Rescheduled to December 21, 2023. Ms. Eaton has since indicated she would prefer to wait until the January meeting.

6.) **New Business**

a. **Spruce Head Fisherman's Co-op, Map 1 Lots 98 & 99**

Michael Sabatini

Michael Sabatini attended the meeting on behalf of the Spruce Head Fisherman's Co-op. The Co-op will be relocating floats and have a new ramp. They will increase efficiency with a conveyor that will bring lobster crates to loading dock height. A new float and finger float will be added with the conveyor.

The Co-op has a NRPA permit, application has been submitted to the Army Corp of Engineers.

Brief discussion on abutters. All abutters have been notified. No abutters attended the meeting or sent comments.

There was discussion that the Co-op shall keep their float system on their side of (east) property line with abutter Diane Post and not in front of her property.

As the Spruce Head Fisherman's Co-op is an existing business, the Planning Board will amend the performance standards.

The address is 275 Island Road.

A new dock conveyor, new float and a finger float will be added.

The DEP site review is completed.

No wildlife study is needed.

An application has been submitted to the Army Corp of Engineers

This is in the Commercial Fishing Zone.

There is a deed. Map 1 Lot 98 & 99.

This is an existing Commercial Lobster Business.

Acreage is grandfathered.

Lighting shall be shielded.

Parking is sufficient. 85 parking spaces.

Setbacks 6 feet from other property line. The business is 12 feet from the road. It is waterfront.

A well is available but not hooked up. A Porta potti is used for septic.

The business is visible from Town Road.

Landscaping is not required.

The Co-op has up to 10 employees.

The Co-op has security cameras and lighting.

The hours of operation are 4 am to 8 pm- all days except Sundays June through August.

The motion detector lights are pointing down.

The sign is no larger than 4' x 4'.

65 decibels is the sound limit.

The Co-op must contain dust from neighbors.

Odor control- yes.

The Planning Board did not have any other concerns.

Access to the public is restricted. It is a Wholesale Lobster Business.

The PB approval is conditional on all other permits needed being received.

There is adequate room for fire trucks. The Co-op will apply will applicable Federal and State requirements.

#1 through # 6 through paragraph i.

Ginn moved and Wilson seconded a motion to approve the conveyor and floats.

Motion passed 3-0.

- b. Saltwater Fields Tina Hendricks M 016 L 004--004 52 Saltwater Way**
Ms. Hendricks requests to amend business hours for the evening of December 31st only.
Bar tending to end at midnight. Celebrating until 1:00 am.

Wilson moved and Ginn seconded a motion to adjust the hours of operation on Dec 31st until 1:00 am.

This will be an amendment to the performance standards.

Motion passed 3-0.

- 7.) Establish action items for the next Planning Board meeting to be scheduled**
Good School.
December 21st.
Discussion on defining landscaping. Level playing field and makes enforcement easier.

- 8.) Adjourn**

Wilson moved and Ginn seconded a motion to adjourn at 6:49 pm.

Motion passed 3-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNIMHdUOGd2Y2N6NjFTdHV Ddz09>

Planning Board approved August 15, 2024