Town of South Thomaston, ME

Planning Board Committee meeting draft minutes

August 15, 2024 at 6:00 pm held at the South Thomaston Town Office.

Present: Ervin Curtis, Board Chair, Gabriel Tomasulo, co-chair, Catherine Lerme, Richard Rackliff, Travis Wilson and Cindi Ginn (has resigned but appeared to approve past minutes)

CEO: Terri Baines

Public: Moira Paddock, Karen Knopper,Jon Benner, Joe Godfrey, and Mark Eugley

Zoom: no one

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

Public Comment:

None

Adjustments to the Agenda:

Address minutes so C Ginn could be able to leave the meeting.

Minutes:

G Tomasulo moved to approve the minutes from the  meeting held on November 16, 2023. T Wilson seconded the motion. The motion passed 4-0 ( 2 abstained since they were absent from the meeting and one was not a member of the board at that time)

C Lerme moved to approve the minutes from the meeting held on April 18, 2024. G Tomasulo seconded the motion. The motion passed 4-0 (2 abstained since they were absent from the meeting and one was not a member of the board at the time.)

C Ginn left the meeting at 6:07 pm

Old Business:

Define landscaping : E Curtis  moved to table the business of defining landscaping. T Wilson seconded the motion. The motion passed 5-0.

New Business:

Karen Knopper 374 Waterman Beach Road M 002-L011-001:

K Knopper who had been in front of the board a year ago was requesting  a variance due to the storms in January 2024 and how they affected the shore and her property. K Knopper requested to move the cottage back past the 75 ft shore line but needed a 6 ft variance for the deck. There would be no foundation but only footings for the deck. There was a lengthy discussion on what K Knopper wanted to do since she was now proposing to take down the existing cottage and build a new building past the 75 ft shore line but needed a variance for the deck. The house would be built up to the plantings 28 ft deep, front deck 8 ft and 6 ft deck to enter the house. The land is not in the flood zone.

E Curtis referenced the state of Maine  “Maine Shoreland” laws.

G Tomasulo said the Planning Board does not have the authority to override state law /statues. K Knopper asked about saving landscaping and natural habitat and T Baines said the state does not care of about that.

Further discussion lead to having Gartley and Dorsky Engineering who had done the survey and the engineering to contact DEP for K Knopper to see if a variance could be granted. Once K Knopper had the variance in writing, present it to the CEO T Baines.

E Curtis moved to table the request of K Knopper until she had her answers from the state and referred back to CEO T Baines. The motion was seconded by R Rackliff. The motion passed 5-0.

Josh and Megan Haskell 309 St. George Rd. M016 L 004-006:

 The Haskell’s were not in attendance to present their application and their matter was tabled.

Jennifer and Joshua Eldridge 332 Island Rd. M 001-L 083:

Jon Benner, the Eldridge’s builder, presented the issues that needed to be addressed in the project.

\* The Eldridge’s bought the real estate in 2020. It is a small lot.

\* The block foundation is not structurally sound and so the decision to tear down the structure and rebuild is J Benner said would be best .

\* J Benner would pin the location of the original building and rebuilt plus the 30% that is allowed.

\* 75 ft line goes through the house and the house can not be moved back.

\* the current septic is adequate but the Eldridge’s have a new septic design ready if the current septic fails and the design is already recorded for a 2 bedroom septic system.

\* 1/2 acre lot with raised curb on water side.

\* 2nd part of the plan - the garage which is in the right away of Burnt Island parking, the Eldridge’s are requesting to turn it and  raise it and make it a 1 and 1/2 bay outside the 75 ft line.

E Curtis moved to approve the project in the same foot print as the original building and that the board agrees in not moving the building and allowing for the 30% enlargement of the building.

C lerme seconded the motion. The motion passed 5-0.

Next Meeting:

The next scheduled meeting for the Planning Board will be September 19, 2024 at 6:00 pm. C lerme  let the board know she would not be able to attend the September meeting.

Adjourn:

E Curtis asked for a motion to adjourn. G Tomasulo made  the motion to adjourn. T Wilson seconded the motion. The motion passed 5-0. The meeting was adjourned at 6:47 pm.

Respectfully submitted,

Moira Paddock for T Baines, CEO.

Planning Board approved September 19, 2024