

**SOUTH THOMASTON PLANNING BOARD MINUTES
JANUARY 18, 2007**

MEMBERS PRESENT:

Roger Young, Chairman
Chuck Hartman
Gerry Forcier
Ed Gallant
Eileen Skarka, Non-voting Alternate
Dianne Darling
Larry Terrio, Code Enforcement Officer

INVITED GUEST: Bryan Calderwood, Fire Chief

PUBLIC HEARING

Riverview Subdivision, Map-021 Lot-002, St. George Rd.

The meeting was called to order at 6:30 PM by the Chairman. There were numerous abutters and neighbors of the proposed subdivision in attendance. It became obvious immediately that there had been a mix-up in the town office with the mailing of the notices. Individuals received notices addressed to other individuals and some did not receive any notice. Since some abutters were not present, it was impossible to determine whether they had even received a notice.

A motion was made by Gerry Forcier and seconded by Chuck Hartman that the Public Hearing be tabled until February 15, 2007, at 6:00 PM so that correct notices could be sent to all concerned individuals. Larry Terrio suggested holding the next hearing at Gilford Butler School, if possible. The motion passed with no objection. A motion to close the Public Hearing was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.

The minutes of December 21, 2006 were reviewed. It was moved by Chuck Hartman and seconded by Gerry Forcier that they be approved. The motion passed with no objection.

The Attachment concerning the on site inspection of the two (2) proposed subdivisions was then reviewed. It was moved by Gerry Forcier and

seconded by Chuck Hartman that it be approved. The motion passed with no objection.

NEW BUSINESS:

Riverview Subdivision, St. George Rd.

Tom Fowler from Landmark Corporation, and representing the owners, Bryant and Holmes, presented some changes to the original plan. He met with both the Fire Chief and the Road Commissioner. The "T" portion of the original road plans will be extended approximately twenty (20) ft. to get closer to the fire pond. They have also revised their Fire Protection Plan. Bryan Calderwood, South Thomaston's Fire Chief, spoke about requirements for the Fire Plan. The pond must provide at least ten thousand (10,000) gallons of water per house. The road must be ten (10) to twenty (20) ft. closer to the pond. He does not want a dry hydrant installed. All firefighters are trained to use strainers. Mr. Fowler stated that he would be working with the Road Commissioner further into the project. He will provide a stormwater assessment prior to the next meeting. Total wetland impact is twelve thousand (12,000) sq. ft. This falls under Tier I of the DEP regulations which is the lowest level. The developers still require DOT approval of driveway entrances. A discussion among Board members followed concerning the cul-de-sac requirement in the Subdivision Regulations, and accepting the waiver for the "T" turn-around. For the next meeting Mr. Fowler will address culverts, stormwater drainage, and the impact to adjacent properties.

There was no representative present from the proposed Westbrook Ridge Subdivision.

OLD BUSINESS:

There was no old business.

Larry Terrio delivered his monthly report.

ELECTION OF OFFICERS, 2007

CHAIRMAN: Roger Young

VICE CHAIRMAN: Gerry Forcier

SECRETARY: Dianne Darling

MEMBER: Ed Gallant

ALTERNATES: Arnold Hocking, Eileen Skarka

Chuck Hartman stated that he will be retiring from the Planning Board in March. He would like to be considered as an alternate.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Dianne Darling