

**AMENDED REPORT APRIL 19, 2007**

**SOUTH THOMASTON PLANNING BOARD MINUTES  
FEBRUARY 15, 2007**

**MEMBERS PRESENT:**

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

**PUBLIC HEARING: 6:00 PM  
LOCATION: BUTLER SCHOOL**

RIVERVIEW SUBDIVISION, Map-021 Lot-002, St. George Rd.

The meeting was called to order at 6:00 PM by the Chairman. Tom Fowler, representing the owners Bryant and Holmes, presented an overview of progress to date, specifically addressing three areas of concern that were raised at the last Planning Board meeting. 1. Run-off would impact abutting property. Mr. Fowler stated that the North abutter's land is, in fact, on higher ground than the proposed Subdivision. 2. The proposed culverts need to be of a size to effectively carry the run-off. Mr. Fowler stated that the culvert sizes will be increased to 18 in. at the private road entrance, and to 30 in. at the drainage easement roadway. 3. Overflow of the fire pond hasn't been adequately addressed. Mr. Fowler submitted an exhibit showing the path of water from the fire pond, through the existing 15 in. culvert that is beneath the existing farm trail, through proposed Lots 1 and 2, and down a stream channel to the St. George River.

The Chairman then opened the meeting for public comment.

**PROONENT FOR THE PLAN:**

Cheryl Waterman stated that she felt the proposed subdivision was well-designed, and noted the large size of the proposed lots.

**OPPONENTS TO THE PLAN:**

Robert Arena stated that he had called the Town Office asking to have the meeting postponed due to the weather, but it was denied.

Vivian Newman submitted maps of the area concerning environmental impact. Anita Siegenthaler voiced her concerns about the potential run-off and how it will affect the clamming industry. Mr. Fowler showed the water flow from each lot.

Celia Niemi stated she was concerned about the effect of drainage from the cow pasture from the adjoining lot.

Robert Arena is concerned about the water flowing into his property because he claims that it already is, and is worried that it will affect his well. Mr. Fowler responded that DHS has determined that a 100 ft. set-back from a well is sufficient, regardless of which way groundwater runs.

Vivian Newman questioned how much impervious land would be affected. Mr. Fowler stated that there would be approximately 16000 sq. ft., not including the foot-prints of the proposed houses.

Robert Arena again raised his concerns about the effect this development will have on the scenic and natural beauty of the area. The Planning Board Chairman stated that he had contacted the Town Attorney, Fred Newcomb for guidance on this issue. Mr. Newcomb cited a case presented to the Maine Supreme Court in 2000, Kosalka v. Town of Georgetown.

Annette Naegel, representing Georges River Land Trust, stated her concerns that the development would significantly affect the clam flats, the vast number of birds in the area, the connection to the Weskeag Marsh, the wetlands, and the scenic pastoral views.

\*\*\*Donald Paulsen, owner of the adjacent property on the South side, stated that he is not in favor of the development but feels that he can't stop it. He also stated that he plans to give his property to the Georges River Land Trust. Since there were no more comments, a motion to close the Public Hearing was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.

The minutes of January 18, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Ed Gallant that they be approved. The motion passed with no objection. After reviewing the Annual Planning Board Report to be included in the Town Warrant it was moved by Gerry Forcier and seconded by Ed Gallant that it be approved. The motion passed with no objection.

### **NEW BUSINESS:**

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

Tom Fowler gave a review of progress to date. He stated that the application to the DEP will show the wetland impact due to the culverts being increased in size. He submitted another packet to the Board (dated 2/15/07) addressing the additional issues raised at the January 2007 meeting. The three concerns

requiring explanation were: 1. The impact of stormwater on abutting properties; 2. Culvert sizing; 3. Path of water flow from the fire pond. All documentation submitted was accepted by the Board and was satisfactory.

Mr. Fowler stated that he would submit the Wetland Impact Report as soon as the Planning Board approves the Preliminary Plan.

The Chairman stated that he requested clarification from the Town Attorney concerning the issue of a cul-de-sac vs. a "T" turn-around. It was the Attorney's opinion that the Planning Board has the discretion to approve the "T" turn-around, taking into consideration the opinions of the Fire Chief, Road Commissioner, and the Ambulance Director.

The Board and the developer then reviewed the requirements for the Preliminary Plan.

A motion to approve the Preliminary Plan was made by Chuck Hartman and seconded by Ed Gallant. The motion passed with no objection.

The requirements for the Final Plan were then reviewed. The following areas will be addressed:

1. DEP Wetland Impact permit
2. DOT Roadway Entrance permit
3. DEP Permit By Rule to have road cross stream.
4. Update covenants to include statement about preservation of original road plan.
5. Address property owner's concerns on the north-side about the flow of water. The contour lines do show that his property is higher than the proposed subdivision.
6. Suggestion made to make the one hundred (100) year flood plan line more clear.

Mr. Fowler stated that they probably would not be ready by next month's meeting.

### **OLD BUSINESS:**

Larry Terrio reported that Roberta Gardullo, Lot #3 Snowdeal Cove (Permit # 006-09-21-003) wants to increase the size of her home to 2550 sq. ft. There will be no change in the footprint. It was moved by Chuck Hartman and seconded by Ed Gallant to approve the request. The motion passed with no objection.

Larry Terrio delivered his monthly report. He stated that representatives for the Westbrook Ridge Subdivision will attend next month's meeting.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Dianne Darling

**\*\*\*AMENDED REPORT:** According to a representative from Georges River Land Trust (Annette Naegel) Mr. Paulson is planning to donate a conservation easement to the Land Trust, but will continue to own the land.

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