

**SOUTH THOMASTON PLANNING BOARD MINUTES
MARCH 22, 2007**

MEMBERS PRESENT:

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

The minutes of February 15, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Ed Gallant that they be approved. The motion passed with no objection. *****PLEASE NOTE:** The minutes of February 15, 2007 have been amended after receiving clarifying information concerning Mr. Paulsen's statement at the Public Hearing.

NEW BUSINESS:

Joseph Baum, 26 Elm St., submitted a permit application to construct a dormer on the front of his house and a 12 x 12 x 6 ft. deck in the back. He also plans to construct a balcony on the third floor. He has a quit claim deed from Lynda Baum for the leach field. It was moved by Chuck Hartman and seconded by Ed Gallant that the permit be approved. The motion passed with no objection.

PERMIT # 007-03-22-001

Richard Rackliff, Foster Beach Rd. (Map 005, Lot 030, 3) submitted a permit application for a Special Exception Permit – Commercial Use. He is proposing to construct a 40 x 100 ft. storage building that will be divided into 20 self-storage units. It was moved by Gerry Forcier and seconded by Ed Gallant that the application be approved with the following stipulations:

1. There will be no more than 20 storage units
2. There will be no outside storage
3. There will be minimal outside lighting
4. Limit driveway surface and area around building to crushed rock, or other porous material.

The motion passed with no objection.
PERMIT # 007-03-22-002

Riverview Subdivision, St. George Rd. Map-021 Lot-002
Bryant and Holmes, Owners
Tom Fowler, Landmark Corporation

Mr. Fowler presented an update on the outstanding requirements necessary for final approval for the Subdivision that were discussed at the February meeting. Those issues are:

1. DEP Wetland Impact permit: Still under review...this application is also being reviewed by the Corps of Engineers.
2. DOT Roadway Entrance permit...submitted two (2) approved Permits
3. DEP Permit By Rule to have road cross stream...submitted more than two (2) weeks ago, and they believe if they are not contacted, then it's approved.
4. Update Covenants concerning preservation of original road plan... submitted revised Covenants addressing preservation of "T" turn-around.
5. Address northerly abutter's concerns about flow of water from proposed subdivision...developers determined that abutter's well is located to the east of the existing barn/garage and is over 170 ft. distant from the closest septic test pit, TP #8.
6. Request by the Planning Board to clarify, more prominently, the 100-year flood plan line on the location map...they have complied with the request by making the line more bold and adding a notation.

A review of the Final Plan requirements followed. The Planning Board will contact the Town's Fire Chief, Ambulance Director and Road Commissioner and request they review the Final Plan, with accompanying maps, and submit their results in writing. The DEP and the Corps of Engineers need to issue the Wetland Impact Permits. A motion to approve the Final Plan was made by Ed Gallant, with the following condition:

ALL PERMITS BE RECEIVED AND IN PLACE BEFORE CONSTRUCTION BEGINS.

Gerry Forcier seconded the motion. Discussion followed...concern was raised about the driveway that will be cut through Lot #3 to reach Lot #4. Mr. Fowler stated that if access to Lot #4 is off Riverview Rd there will be additional impact to the wetlands. There will be restricted access to Lot #4

only through the easement area on Lot #3. The motion passed with no objection. The mylars were signed by the members of the Planning Board.

Westbrook Ridge Subdivision, Map-017 Lot -005, Westbrook St.

Lawrence and Raynold Brooks, Owners

Andrew Hedrich, Engineering Dynamics Inc.

Mr. Hedrich presented an overview of the proposed development and submitted pre-application packets for the Planning Board. This will be a nine (9) lot subdivision with each lot having a well and a septic system. The Planning Board discussed their findings of the on-site inspection with Mr. Hedrich. There were two areas of concern:

1. There is a depression on Westbrook St., eastbound, just before the proposed entrance/exit to the subdivision, making approaching vehicles momentarily "lost" to vehicles exiting the subdivision.
2. Concern was raised that the Wiggins' heirs understand the impact the proposed perked areas for this development will have on their property.

The Subdivision Preliminary Plan was then reviewed, with the following required for completion:

1. Seven (7) copies of the preliminary plat plan, reduced to 8 ½" by 11" inches, need to be submitted
2. Need to locate and label the culverts for size on the plan
3. Submit a written proposed fire protection plan
4. An additional \$75 /lot (\$675. total) needs to be submitted to the Town
5. Need to submit detailed construction drawings showing the profile and typical cross-section of the proposed roads.

After discussion, a motion was made by Gerry Forcier and seconded by Ed Gallant to schedule a Public Hearing on April 19, 2007 at 6:30 PM. The motion passed with no objection. The Town Clerk will be notified to send notices to all abutters, and to post in the local newspapers.

There was no Old Business.

Larry Terrio delivered his monthly report.

The meeting adjourned at 10:15 PM.

Respectfully submitted,
Dianne Darling