

**SOUTH THOMASTON PLANNING BOARD MINUTES
APRIL 19, 2007**

MEMBERS PRESENT:

Roger Young, Chairman
Gerry Forcier
Ed Gallant
Eileen Skarka
Dianne Darling
Chuck Hartman, Non-voting Alternate

PUBLIC HEARING: WESTBROOK RIDGE SUBDIVISION, Map-017 Lot-005, Westbrook St., for a proposed nine (9) lot subdivision.

Mr. Andrew Hedrich, a representative of the consulting firm Engineering Dynamics, presented an update on the project. He stated that they reviewed the Planning Boards' concerns about the lack of visibility on Westbrook St. for vehicles leaving the proposed subdivision, and agreed with the findings. They will be moving the entrance thirty (30) ft. towards the west on Westbrook St. The Board still wants input from the Road Commissioner and the Ambulance Director concerning this issue. One of the abutters, Lucille Blackler, expressed concern about the increase in traffic generated from this new development, since there is so much speeding on Westbrook St. now. The Planning Board would like to verify that the Wiggins' heirs were notified, since no one representing the family was at the meeting. The Public Hearing closed at 7:00 PM.

The minutes of March 22, 2007, and the revised minutes of February 15, 2007, were reviewed. It was moved by Ed Gallant and seconded by Gerry Forcier that they be accepted. The motion passed with no objection.

NEW BUSINESS:

Jennifer Ross, owner of Beauty Mark Co., applied to the Board for a Special Exception Permit. She is a licensed aesthetician and is establishing her business in the Starfish Center at 641 St. George Rd. (Rte 131). It was moved by Gerry Forcier and seconded by Ed Gallant that the permit be granted. The motion passed with no objection.

PERMIT # 007-04-19-001

Westbrook Ridge Subdivision, Map-017 Lot-005, Westbrook St.
Raynold and Lawrence Brooks, Owners.

Andrew Hedrich, the consultant from Engineering Dynamics, apologized to the Planning Board for providing an incorrect abutters list. He then reviewed the outstanding issues raised at the previous meeting for completion of the Preliminary Plan.

1. New plans showing the changed road entrance, the site distance map, and planning profile.
2. Submitted a check for \$675 made payable to the Town.
3. The culverts within the proposed development have been located and labeled. **EXCEPTION:** Still has to label one by road entrance.
4. **STILL REQUIRE A WRITTEN FIRE PROTECTION PLAN APPROVED BY THE FIRE CHIEF.**
5. **STILL REQUIRE WRITTEN APPROVAL FROM THE ROAD COMMISSIONER AND THE AMBULANCE DIRECTOR.**

Final Plan Review Requirements;

1. Need to be put on next month's agenda
2. He has a professional engineer's stamp on the Plan.
QUESTION FOR LARRY TERRIO: Is a surveyor's stamp required on the plan?

Mr. Hedrich stated that no lots would have driveways opening onto Westbrook St. He will provide full informational packets to the Road Commissioner, the Ambulance Director, and the Fire Chief.

There was no old business, and there was no report from Larry Terrio, the Code Enforcement Officer, because he was away.

The meeting adjourned at 8:35 PM.

Respectfully submitted,

Dianne Darling

