

**SOUTH THOMASTON PLANNING BOARD MINUTES  
MAY 24, 2007**

**MEMBERS PRESENT:**

Roger Young, Chairman  
Gerry Forcier  
Arnold Hocking, Voting Alternate  
Chuck Hartman, Voting Alternate  
Dianne Darling  
Larry Terrio, Code Enforcement Officer

The minutes of April 19, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Chuck Hartman that they be approved. The motion passed with no objection.

**NEW BUSINESS:**

Gregory Moore, representing Charles Beard, Beth-Lynn Lane (Map-001 Lot-010), submitted a permit application to construct a 20 ft x 40 ft garage and a septic system. The garage will be two levels and there will be 2460 sq ft of space when combined with the main house. There will be a temporary kitchen installed in the garage to be used until construction is completed. It was moved by Gerry Forcier and seconded by Chuck Hartman to approve the permit application, but with the following restriction:

**The temporary kitchen installed in the garage will be removed within two (2) years of the start date of construction.**

The motion passed with no objection.

PERMIT # 007-05-24-001

John Hendricks, 308 St. George Rd (Map-016 Lot-010), submitted a permit application to construct a 16 ft x 20 ft addition to house a hair/nail salon. He is also proposing to construct a 210 sq ft deck that will be attached to the new addition. He is planning to break through the existing wall of the house to access the bathroom. There will be a sign measuring 5 ft at the base and 42 in. high. It will be raised off the ground approximately 3 to 4 ft, and will be lit by solar lights. Tentatively, the shop will be open three (3) days a week. There is plenty of room for parking and for turning around in the driveway. He also requires a Special Exception Permit for the operation of the hair salon under the Professional Office category listed in the Town of

South Thomaston's Land Use Ordinance. It was moved by Chuck Hartman and seconded by Gerry Forcier that the application be approved. A discussion followed among the Board members concerning the number of hair stylists allowed in home operations. The Code Enforcement Officer stated that there could be two (2) operators. Larry Terrio stated that he would check on the sign after it is installed.

The motion passed with no objection.

PERMIT # 007-05-24-002

Jo Ann Hoppe, Hollyberry Lane (Map-007 Lot-013-007) submitted an application for a Special Exception Permit to operate a Gift Shop in an existing garage. The Board raised some issues concerning signage, both the location and the lighting of it. Since the applicant was not present, the Board tabled the application.

Russell Hallock, Hallock Construction, submitted a permit application on behalf of John Falnes, 173 Hayden Pt. Rd. (Map-014 Lot-114). Mr. Falnes wants to build a 15 ft x 14 ft addition with a 15 ft x 8 ft extension to an existing deck. The structure is within the 75 ft setback of the Shoreland Zone, but has never been extended. It will be a 22% increase in size. It was moved by Gerry Forcier and seconded by Arnold Hocking that the application be approved. The motion passed with no objection.

Permit # 007-05-24-003

Eugene Drinkwater, Spruce Head Rd (Map003 Lots-003-004-005) wants to sell two (2) pieces of land included within his twenty (20) acre lot. One lot will measure three (3) acres and the other will measure one (1) acre. Mr. Drinkwater stated that he has no plans to further divide the property in the near future. After reviewing the requirements for the Subdivision Preliminary Plan with the applicant, the following issues were raised:

1. Need corner markers in place for an onsite inspection. Chuck Hartman and Gerry Forcier volunteered to do the inspection as soon as the surveyor, Mr. Beal, places the markers.
2. Mr. Drinkwater will provide a list of abutters to the Town Office so that they can be notified of the Public Hearing to be held on June 28, 2007 at 6:45 PM.
3. Application fees will be waived, but a \$35.00 fee will be assessed to cover the cost of the newspaper notification and the mailings to the abutters.
4. Need to submit a septic plan

5. Agree to waive the following:
  - a. naming the subdivision
  - b. written covenants
  - c. fire protection plan

Robert St. Pierre, Sylvia's Way (Map-011 Lot-013-007), Simonton's Cove Subdivision submitted a permit application to construct a new house. The first floor will measure 52 ft x 28 ft. It will be a two (2) level home with a total of 2464 square footage. There will be an attached 12 ft x 12 ft attached deck. It was moved by Chuck Hartman and seconded by Arnold Hocking that the permit be granted. The motion passed with no objection.  
PERMIT # 007-05-24-004

Robert McMahan, 122 Westbrook St (Map-013 Lot-021), submitted an application for a permit to run a car repair business from a Quonset hut on his property. Discussion among the Board, the Code Enforcement Officer and the applicant was lengthy. Several issues were raised:

1. Needs a plan for the disposal of hazardous wastes
2. Hours of operation will be 8 AM to 5 PM daily.
3. Code Enforcement Officer suggests:
  - a. No more than two (2) vehicles at a time waiting for service
  - b. Clients should make appointments
  - c. Disposal of hazardous fluids will be contained and disposed of in an acceptable manner
  - d. Provide fencing that screens the operation from the neighborhood

A motion to approve the application, with the above stated conditions, was made by Arnold Hocking and seconded by Chuck Hartman. The motion passed: four (4) in favor, one (1) opposed (Gerry Forcier).  
PERMIT # 007-05-24-005

Westbrook Ridge Subdivision, Westbrook St (Map-017 Lot-005)

Raynold and Lawrence Brooks, Owners

Andrew Hedrich, the Consultant from Engineering Dynamics, addressed all issues/questions raised at the April Public Hearing. Larry Terrio stated that the Engineer's stamp is acceptable (in place of the Surveyor's stamp). Mr. Hedrich will submit the seven (7) copies of the 8 ½ x 11 in. plans. Review of the Final Plan found that all requirements have been satisfied. A motion to approve the permit was made by Gerry Forcier and seconded by Chuck

Hartman. The motion passed with no objection. The mylars were signed by the Planning Board.

Larry Terrio delivered his monthly report.

The meeting adjourned at 11:15 PM.

Respectfully submitted,

Dianne Darling