

**SOUTH THOMASTON PLANNING BOARD MINUTES  
JUNE 28, 2007**

**MEMBERS PRESENT:**

Roger Young, Chairman  
Gerry Forcier  
Ed Gallant  
Eileen Skarka  
Dianne Darling

**PUBLIC HEARING  
6:45 PM  
EUGENE DRINKWATER  
SPRUCE HEAD RD. (Map 003 Lots 003-004-005)**

Due to a misunderstanding, Mr. Drinkwater believed that he required a subdivision permit in order to sell two (2) pieces of property within his twenty (20) acre lot on Spruce Head Rd. Mr. Bert Taylor, South Thomaston's Assessor's Agent, sent a letter to the Planning Board, dated May 30, 2007, stating that there currently exists three separate lots on this property and Mr. Drinkwater wishes to only redistribute the boundaries within the property. In Mr. Taylor's opinion, this does not meet the definition of a Subdivision. Mr. Taylor attended the Public Hearing and stated that these three (3) lots have been in existence since 1958. He again stated that he did not believe a subdivision permit was required. After discussion, it was moved by Gerry Forcier and seconded by Ed Gallant that the Board accept the Assessor's findings. The motion passed with no objection.

Albert Burton, an abutter to Mr. Drinkwater's property, requested information about setback requirements from property lines. He wanted confirmation that the Town allows construction right up to a property line. The Chairman confirmed this statement and said that any change would have to be made to the Land Use Ordinance at the annual Town Meeting. It was moved by Ed Gallant and seconded by Gerry Forcier to close the Public Hearing. The motion passed with no objection.

The minutes for May 24, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Dianne Darling that they be approved. The motion passed with no objection.

## **NEW BUSINESS**

Lois Beers, 169 Island Rd. (Map-001 Lot-006-001) submitted an application for a Special Exception Use permit to operate a two (2) room Bed and Breakfast in her home. She states this is a new home and she has a three (3) bedroom approved septic system. Her plans are to be open June through October, seven (7) days a week. The name of the B & B will be "1812". She plans to have an unlit sign that will measure less than one (1) ft square. After discussion by the Planning Board, it was recommended that the Road Commissioner look at the traffic pattern for entering and exiting the property onto Island Rd and / or Bayberry Lane. Ms. Beers agreed to contact Mr. Grierson and to submit his findings to the Planning Board in writing. The Chairman voiced his concerns about the neighbors of Ms. Beers since there was a previous lawsuit against her concerning the cutting of saplings on the abutting property, and a disagreement with another neighbor concerning the use of Bayberry Lane. He suggested notification of all the abutters and a Public Hearing be held. After discussion by the Board, it was moved by Eileen Skarka and seconded by Ed Gallant to hold the Public Hearing. The motion passed: there were three (3) "yes" votes (Roger Young, Ed Gallant and Eileen Skarka) and two (2) "no" votes (Gerry Forcier and Dianne Darling). The Public Hearing will be held on July 19, 2007 at 6:45 PM prior to the monthly Planning Board meeting.

It was moved by Gerry Forcier and seconded by Ed Gallant to table the application. The motion passed with no objection.

## **OLD BUSINESS**

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

Raynold and Lawrence Brooks, Owners

The Board received seven (7) copies of the subdivision plans measuring 8 ½ x 11.

Carol Lambert appeared before the Board stating that she wants to establish a Swap Shop at the Tri City Transfer Station. She said that since she needs a building she was advised to come to the Planning Board. The Board recommended that she see the Clerk in the Town Office.

Larry Terrio was not present so there was no report from the Code Enforcement Officer.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

Dianne Darling