

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

MEMBERS PRESENT:

Roger Young, Chairman
Ed Gallant
Gerry Forcier
Dianne Darling

PUBLIC HEARING

6:45 pm

APPLICATION FOR A BED & BREAKFAST

LOIS BEERS

168 ISLAND ROAD, SPRUCE HEAD (Map-001 Lot 006-001)

Lois Beers spoke of her experience in running a B & B in Bristol for eight (8) years. She stated that she did indeed have access to Bayberry Lane because she had purchased a triangular piece of it from Kaja Veilleux. However, she stated that she would not have her guests using Bayberry Lane; rather they would enter and exit from her Island Rd. driveway. Several concerned neighbors were in attendance and spoke against the granting of the Special Exception Permit. Kaja Veilleux and George Kibitz submitted letters opposing the Permit. One neighbor, Erika Pilver, submitted a letter in support of Ms. Beers' proposal. The Road Commissioner, Mr. Grierson, inspected the area on July 10, 2007 and recommended that a "HIDDEN DRIVE" sign be placed at the top of the hill. Susan Schmitke, 13 Century Farm Rd. expressed her concerns about the increase in traffic. She stated that signs had been erected before about speeding, but did no good. Mr. Kibitz presented the Board with a copy of 168 Island Rd.'s assessed property (from the Town's website) showing that it's a four (4) bedroom house and not three (3) as Ms. Beers claimed. He wanted to know who would be policing the operation making sure that only two (2) rooms were being used for the B & B operation. He also stated that he doesn't see the point of changing the Land Use of the property since she has it up for sale. Ms. Beers stated that it was true that she does have the house up for sale and that she plans to keep it on the market. The Board discussed the possible discrepancy of the number of bedrooms and whether it would have an effect on the size of the septic system.

At 7:25 PM Gerry Forcier made a motion to close the Public Hearing, and it was seconded by Ed Gallant. The motion passed with no objection.

The minutes of June 28, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Ed Gallant that they be approved. The motion passed with no objection.

NEW BUSINESS:

Timothy Cousens, representing Rebecca York, presented a permit application to construct a deck on a house located at 67 Island Rd. (Map-002 Lot-065). This deck will be 8 ft deep and 20 ft long, will be facing the water and be 85 ft from the high water mark.

A motion to approve the permit was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.

PERMIT # 007-07-19-001

At the request of the one of the Board members (Dianne Darling), the Town Clerk copied the expenses to date accrued by the Planning Board. We have already exceeded our budget for the year. After review, we realized that half of our budget is used for dues for a consulting organization. Additionally, the cost of advertising public meetings and mailing certified letters to abutters has risen considerably. Since our Land Use Regulations do not address the cost of Public Hearings, it is impossible to pass that on to the applicant. Ed Gallant offered to work on revising the Land Use document for submission to the Annual Town Meeting.

Lois Beers

168 Island Rd. (Map-001 Lot-006-001)

Special Exception Use Permit for a two (2) Bedroom Bed and Breakfast

The Board discussed the issues raised in the Public Hearing. Since the septic system on the property is approved for three (3) bedrooms and the appraisal on the Town Website states there are four bedrooms, it was decided to wait until the Code Enforcement Officer returns to work from medical leave before approving the application. It was moved by Gerry Forcier and seconded by Ed Gallant to table the application. The motion passed with no objection.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Dianne Darling