

**SOUTH THOMASTON PLANNING BOARD MINUTES
SEPTEMBER 20, 2007**

MEMBERS PRESENT:

Roger Young, Chairman
Gerry Forcier
Eileen Skarka
Chuck Hartman, Voting Alternate
Dianne Darling

The minutes of August 16, 2007 were reviewed. It was moved by Gerry Forcier and seconded by Chuck Hartman that they be approved. The motion passed with no objection.

OLD BUSINESS:

Maine Coast Seafood, 98 Island Rd (Map-002 Lots-075, 076, 077)
Anthony Athanas, Owner

A motion was made by Gerry Forcier and seconded by Eileen Skarka to remove the application from the table. The motion passed with no objection. Kate Tripp, an employee of Maine Coast Seafood, stated that her boss, Glenn Wiley, asked her to come to the meeting to address any concerns and answer questions from the Board concerning their application for a Marine Supply Store. She stated that the hours of operation would be 7 AM – 4 PM Mon. thru Sat. They are planning to expand the current parking area to total thirty (30) spaces. A motion to approve the application was made by Gerry Forcier with the following conditions:

1. The Town Ordinance for lighting will be followed
2. The Code Enforcement Officer approves the application.

It was seconded by Eileen Skarka. The motion passed with no objection.
PERMIT # 007-09-20-001

NEW BUSINESS:

Alison Faulkingham (Map-018 Lot-002-003), Application for a Building Permit for a Pediatrician Office. It was moved by Chuck Hartman and seconded by Gerry Forcier to table the application because no one appeared before the Board. The motion passed with no objection.

Mildred French (Map-016 Lot-003), 285 Westbrook St., Application for a Special Exception Permit to operate the AAA Impound Yard. It was moved by Gerry Forcier and seconded by Eileen Skarka to table the application because no one appeared before the Board. The motion passed with no objection.

Susan and Harry Schmitke, Bufflehead Cove Road (Map-001 Lot-142) Application to build a new driveway to connect with Bufflehead Cove Rd. Tom Fowler, Landmark Corporation, presented the application. He reviewed, with the Board, the requirements for roads and driveways under the State of Maine Shoreland Zoning Ordinances (May 1, 2006), Section 15 H. Mr. Fowler stated that the proposed driveway is located over 140 feet from the normal high-water line of Seal Cove. He presented a Driveway Site Plan of the existing and proposed access to the Schmitke's cottage. They are claiming right-of-way access to Bufflehead Cove Rd. by a Warranty Deed from Charles and Alice Skinner, which appears to be undated. Many homeowners from Bufflehead Cove Rd. were in attendance, and several submitted written comments to the Board. There was great concern raised about wetland impact, drainage problems and current septic systems and run-off. Mr. Fowler stated, after listening to the comments, that a new culvert will be installed under the proposed driveway. He said the owner of Lot 142 (Schmitke) will be responsible for the maintenance on the proposed new driveway. It will be approximately 160 ft. in length. A motion to table the request due to concerns about drainage, lack of input from the Code Enforcement Officer (family emergency), and the neighbors' concerns, was made by Dianne Darling. Gerry Forcier seconded the motion. The motion passed with no objection. Chuck Hartman then made a motion to hold a Public Hearing for 6:30 PM on October 18, 2007. Gerry Forcier seconded the motion. The motion passed with no objection. Chuck Hartman and Gerry Forcier stated that they wished to do a site visit. It was suggested that they speak with the CEO when he returns to work.

Sharon McHold, a Dix Island resident, appeared before the Board to provide some information about future plans pertaining to waterfront use in a residential area. She, and a group of people, is interested in purchasing 32 Merchant's Landing Rd. which is currently owned by Don and Sally Merchant who were also present. This group would use the property as waterfront access and jointly own the buildings on the property for storage. The Chairman thanked Ms. McHold for her information.

The meeting adjourned at 10:15 PM.

Respectfully submitted,

Dianne Darling