

**SOUTH THOMASTON PLANNING BOARD MINUTES
JUNE 19, 2008**

MEMBERS PRESENT:

Roger Young, Chairman
Ed Gallant
Gerry Forcier
Dianne Darling
Larry Terrio, Code Enforcement Officer

The minutes of May 15, 2008 were reviewed. It was moved by Ed Gallant and seconded by Gerry Forcier that they be approved. The motion passed with no objection.

NEW BUSINESS:

Charles Berry, 2 Little Dog Path (Map-001 Lot-133), submitted a permit application to build an addition on his cottage, increasing the footprint by 424 sq. ft. With this addition, the total square footage of the cottage will be 1312 sq. ft. After discussion with the Code Enforcement Officer, it was moved by Ed Gallant and seconded by Gerry Forcier that the application be approved. The motion passed with no objection.

PERMIT # 008-06-19-001

David Bolduc, 290 Westbrook St (Map-17 Lot-7-2) submitted a permit application for a business and for construction of a wooden building, measuring 26 x 40 sq. ft. The business would be an Auto Graveyard. Mr. Bolduc stated that he requires a State license, but can not get it until the Town of South Thomaston issues him a permit. He does plan to have a fence installed. There will be a sign, but it will not be lighted. Gerry Forcier made a motion to approve the application with the following two (2) conditions:

1. The Road Commissioner look at the road entrance to Westbrook St.
2. The fencing be installed eighty (80) ft. from the edge of the designated roadway.

The motion was seconded by Ed Gallant. The motion passed with no objection.

PERMIT # 008-06-19-002

Sally and Donald Merchant, 32 Merchant's Landing (Map-001 Lot-036) submitted a building permit application to alter the existing boathouse to create lockers for storage along the sides of the building, and a proposal to split their waterfront parcel into two (2) separate lots while retaining the largest portion of land as their homestead. Ms. Sharon McHold, an attorney and longtime user of the Merchant's Landing water access, submitted a letter of explanation and spoke for the Merchants. She, along with a group of other long-term water access users, is interested in purchasing the proposed split waterfront parcel with the boathouse. The Code Enforcement Officer (Larry Terrio) stated that there is no problem in selling the two (2) lots. The entire property is thirteen (13) acres. They are proposing to split the waterfront section into one lot (the Boathouse Lot) measuring 1.6 acres; the second lot (the Original House Lot) measuring 1.1 acres; and the retained lot (the New House Lot) measuring 11 acres.

There are four issues in Ms. McHold's letter for the Planning Board to address:

1. that the Planning Board make a finding that subdivision review is not required;
2. that the two waterfront lots be recognized as conforming residential lots;
3. that the grandfathered status of the lot with the dock and boathouse be acknowledged so that there is no need to request a change in zoning to marine use from Limited Residential;
4. that they be granted a building permit to add lockers to the boathouse as shown on their proposed plan.

A motion to divide the four (4) issues so they could be addressed separately was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.

For issues #1 and #2: A motion was made by Ed Gallant to grant the applicants permission to separate Lot-36 into three (3) parcels with Sally and Don Merchant retaining the largest parcel as their Homestead. It was seconded by Gerry Forcier. After a lengthy discussion the motion was withdrawn. New Motion: Gerry Forcier moved to segregate the two (2) waterfront lots from the Homestead Lot (Lot-36). Ed Gallant seconded the motion. The motion passed with no objection.

For issue #3: The Planning Board does not have jurisdiction to address this issue.

For issue #4: The proposed plan will create 240 sq. ft. additional storage in the existing boathouse. It was moved by Ed Gallant and seconded by

Gerry Forcier to approve the permit to add lockers to the boathouse, as submitted by the applicants. The motion passed with no objection.
PERMIT # 008-06-19-003

David and Lucille Mahonen, 30 Chapel St. (Map-014 Lot-020), submitted an application to build a new wharf and ramp. Mr. Mahonen was accompanied by Mr. Joseph LeBlanc who is assisting him with obtaining all necessary State and Local permits. Mr. LeBlanc is President of LeBlanc Associates. The new wharf will measure 16 x80 ft. and the ramp will be 3 x 36 ft. The ramp will connect to the existing 12 x 15 ft. float. Approval has been granted by the DEP and the Corps of Engineers. A motion to approve the application was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.
PERMIT # 008-06-19-004

Larry Terrio delivered his monthly report.

The meeting adjourned at 9:45 PM.

Respectfully submitted,

Dianne Darling