

**SOUTH THOMASTON PLANNING BOARD MINUTES
SEPTEMBER 18, 2008**

MEMBERS PRESENT:

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

The minutes of August 21, 2008 were reviewed. It was moved by Gerry Forcier and seconded by Ed Gallant that they be approved. The motion passed with no objection.

A motion to move Old Business to the start of the meeting was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection. A motion to remove the Gary Seekins issue from the table was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.

Gary Seekins --- Auto Repair/Restoration --- 128 Westbrook St. (Map-017 Lot-006-001)

Larry Terrio, the Code Enforcement Officer, stated that he and Mr. Seekins met with the Select Board. It was decided at this meeting that Mr. Seekins would classify as a Hobbyist, and not as a junkyard. Therefore, a Special Exception permit would not be required. Discussion followed among the Planning Board members. Roger Young stated that there is still the issue of screening the lot even under the Hobbyist status. Requirements may be found under Title 30-A---Subsection: Definitions (3754-A. 1. (A)).

A motion to deny the Special Exception Permit application was made by Ed Gallant and seconded by Eileen Skarka. The following discussion among Planning Board members and the CEO concerned record keeping by the CEO, tracking the length of stay of vehicles (not to exceed 180 days) on Mr. Seekins' lot. The motion passed with no objection.

Mr. Seekins' business now falls under the category of "Hobbyist", and will be overseen by the State.

NEW BUSINESS

Aric Odone, 19 Birch Lane (Map 007 Lot 019-004), submitted an application for a Special Exception Permit to operate a Pet Shop/Fish Store in an existing 20 ft x 24 ft garage. The hours of operation will be Wed. through Sat. 10:00 AM to 4:00 PM. He plans to install a sign at the foot of Birch Lane measuring approximately 45 in x 35 in. It will not be lit. The Special Exception Permit is required because he wants the sign and he wants to sell commercially. He has adequate parking which is gravel. The building is set back about 300 ft from Route 131. A motion to approve the permit was made by Ed Gallant and seconded Dianne Darling. In the following discussion, the CEO stated that the sign must be set back 40 ft from the center of the road (Rte. 131). The motion passed with no objection.
PERMIT # 008-09-18-001

John Paul, 298 Spruce Head Rd (Map 010 Lot 008-001), submitted an application for a Special Exception Permit to operate a beauty salon in his home. He plans to be open 3-4 days a week, 8:00 AM to 5:00 PM, by appointment only. He is closing his shop in Rockland and is planning to move the 3 ft x 3 ft sign to his new shop. The sign might be lit; he hasn't decided. Due to the location of his driveway, the CEO recommended cutting some trees by the roadway to improve visibility. Larry Terrio will contact the Road Commissioner to inspect the entrance. A motion to approve the application, subject to approval by the Road Commissioner, was made by Dianne Darling and seconded by Ed Gallant. The motion passed with no objection.
PERMIT # 008-09-18-002

Conrades Property, 30 Bayberry Lane (Map 001 Lot 005)
Mr. Bill Phinney, a landscape architect, presented the Board with plans to construct a 9 ft x 17 ft hot tub which would be built into the ground. According to our CEO, the Conrades require a permit from the State because the hot tub will be constructed within 75 ft of the shoreline. Mr. Phinney stated that they are waiting for the State to make a ruling. A motion to table the application was made by Ed Gallant and seconded by Eileen Skarka. The motion passed with no objection.

Molly White, a student at the University of Me, and a resident of Donahue St., was in the audience to observe how a Public Meeting is run.

Larry Terrio delivered his monthly report.

The meeting adjourned at 9:00 PM.

Respectfully submitted,

Dianne Darling