

**SOUTH THOMASTON PLANNING BOARD MINUTES  
OCTOBER 16, 2008**

**MEMBERS PRESENT:**

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

The minutes of September 18, 2008 were reviewed. It was moved by Gerry Forcier and seconded by Eileen Skarka that they be approved. The motion passed with no objection.

A motion to move Old Business to the top of the agenda was made by Gerry Forcier and seconded by Eileen Skarka. The motion passed with no objection.

**OLD BUSINESS**

A motion to move the Conrades petition off the table was made by Gerry Forcier and seconded by Dianne Darling. The motion passed with no objection.

Conrades Property, 30 Bayberry Lane (Map-001 Lot-005)  
Hot Tub Installation

Representing the Conrades' interests were: Mr. Eliot Field, an attorney from Wiscasset; Mr. Bill Phinney, a landscape architect; and Ms. Naomi Doyle, a draftsman. Mr. Phinney has been dealing with the State/DEP requirements. This hot tub will be constructed within 75 ft of the shoreline. They are requesting that the Planning Board consider this construction as qualifying under the Shoreland Zoning Ordinance as part of the allowable 30% expansion. A motion to table the petition, until the State delivers their findings, was made by Gerry Forcier and seconded by Eileen Skarka. In discussion, the Chairman, Roger Young, questioned how common was it that a hot tub would be considered as part of the 30% expansion. The Code Enforcement Officer stated that he had never encountered the request before and didn't have an answer. The motion to table passed with no objection.

**NEW BUSINESS:**

Harriet Duer, 39 Spruce Point (Map-001 Lot-020) was represented by Jon Levenseler, a contractor, who presented a permit application to construct a deck addition. The completed deck addition will measure 6ft x 14ft x 10ft x 8ft. It is outside of the 75ft shoreland zoning setback.

A motion to approve the application was made by Eileen Skarka and seconded by Gerry Forcier. The motion passed with no objection.

PERMIT # 008-10-16-001

Richard Rackliff, 36 Foster Beach Rd. (Map-005 Lot-030-006)

Mr. Rackliff submitted a permit application to remodel his cottage. The plans will increase the size by 27%. The footprint of the building will increase 1ft 4in x 36ft. When completed, the house will measure 24ft x 36ft.

A motion to approve the application was made by Dianne Darling and seconded by Gerry Forcier. The motion passed with no objection.

PERMIT # 008-10-16-002

Larry Terrio delivered his monthly report.

The meeting adjourned at 9:10 PM

Respectfully submitted,

Dianne Darling