

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

MEMBERS PRESENT:

Roger Young, Chairman
Ed Gallant
Gerry Forcier
Dianne Darling

The Planning Board did not meet in November.

The minutes of October 16, 2008 were reviewed. It was moved by Ed Gallant and seconded by Gerry Forcier that they be approved. The motion passed with no objection.

At the request of the Code Enforcement Officer, an addendum was attached to the September 18, 2008 minutes. A motion to approve this addendum was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.

OLD BUSINESS:

Schmitke, Harry and Susan, Bufflehead Cove Rd. (Map-001 Lot-142)
Proposed Driveway (review of new plan)

David Pierson, the attorney representing the Schmitkes, presented the Planning Board with the written results from the Board of Appeals, as well as his summary of the events that led to the Board of Appeals' decision. He stated that the primary differences between the two parties concerned drainage. Tom Fowler, Landmark Corporation, presented the revised plan showing the adjustment to the drainage routing. He stated that the existing stand of trees that had previously been scheduled to be cut, will now remain. The driveway will be made narrower. This current plan was submitted to Beth Callahan at the DEP. According to Mr. Fowler she approved it, stating that the changes will have less impact on the site than the previous plan. Dorothy Meriwether was in attendance, and when questioned by the Chairman about her approval of the newly presented changes, agreed totally with them. A motion to approve the revised application, including the changes as presented, was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.

A new permit number has been assigned, subject to the Code Enforcement Officer's approval, when he returns.

PERMIT # 008-12-18-001

Conrades Property, 30 Bayberry Lane (Map-001 Lot—005)

Hot Tub Installation

Representing the Conrades were Mr. Eliot Field, an attorney from Wiscasset, and Mr. Bill Phinney, a landscape architect. They stated that two permits are required, one from the State, and one from the Town, and that it makes "no difference" in the order in which they are obtained. At the Planning Board meeting of October 16, 2008, this issue was tabled until the State delivers their findings. The State has not delivered any findings. Mr. Field has requested a map showing the Shoreland Zoning for Spruce Head Island. They wish to be placed on the January 15, 2009 agenda.

Once again, this application has been tabled until next month.

NEW BUSINESS:

Buckley, November, 641 St. George Rd (Map-007 Lot-005)

Spa Services: "Takecare"

Ms. Buckley, a licensed aesthetician, submitted an application for a Special Exception Permit to take over the space vacated by "Beauty Mark", and operate the same type of business. The State will inspect the location on Tuesday, 12/23/08. She is planning to repaint, and use, the existing sign. Her hours of operation will be Wed, Fri, Sat, and Sun, by appointment. A motion to approve the application was made by Ed Gallant and seconded by Gerry Forcier. The motion passed with no objection.

PERMIT # 008-12-18-002

Shepard, Susan, 33 Bartletts Lane (Map-018 Lot-010)

Used Car Facility

Jason Cox is the owner of Auto Wholesalers of South Thomaston. He is leasing an existing garage and a small area from Susan Shepard at 33 Bartletts Lane. He is requesting a Special Exception Permit to wholesale cars from this location. He is not planning to do any repairs on the property; they will be outsourced. He will not have more than 5 to 7 vehicles on the property at any one time. The State requires that he be onsite at least 30 hours per week. Mr. Cox stated that there will be no set hours of operation; rather, it will be by appointment only. He is planning to erect a 3 x 5 ft sign.

It will not be lit. A motion to approve the application was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.
PERMIT # 008-12-18-003

Meyer, Bruce and Martha, 89 Hayden Point Rd. (Map-014 Lot-092)
New Home Application

The permit application was presented by Bob Bird, owner of Shoreline Home Sales. He will do the construction on the new home. The Meyers own two (2) lots. There is an existing two (2) bedroom home. They plan to construct a new three (3) bedroom house measuring 42 ft x 24 ft x 30 ft. It was moved by Ed Gallant and seconded by Gerry Forcier that the application be approved. The motion passed with no objection.
PERMIT # 008-12-18-004

At the request of the Town Clerk, the Planning Board reviewed the budget that was approved for 2008. The Planning Board is asking to review total expenditures for 2008 before determining the 2009 budget.

Larry Terrio was not present to deliver his monthly report.

The meeting adjourned at 9:25 PM.

Respectfully submitted,

Dianne Darling