

**SOUTH THOMASTON PLANNING BOARD MINUTES  
MARCH 19, 2009**

**MEMBERS PRESENT:**

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

There was no meeting in February due to a snowstorm. Therefore, the minutes of January 15, 2009 were reviewed. It was moved by Gerry Forcier and seconded by Ed Gallant that they be approved. The motion passed with no objection.

**OLD BUSINESS:**

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

A motion to remove the Conrades issue from the table was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.

Representing the Conrades were Bill Phinney, a landscape architect and Eliot Field, an attorney from Wiscasset. A documented phone call from Rich Baker (DEP) to Larry Terrio (CEO) was presented. Mr. Baker stated that his thought is that the hot tub should be considered a new structure, and needs to meet the set back requirements. The original proposal for the location of the hot tub had it located on the waterside of the existing deck. Mr. Phinney's newest proposal has relocated the hot tub completely to the side of the deck. The hot tub will be IN the deck, not on the deck, matching the grade level of the deck. The application requests the expansion of a connected wood deck, with the included hot tub, of 410 sq. ft. Larry Terrio stated that it appears that the proposed structure will be within the lifetime expansion of 30 %. He also stated that the State still hasn't issued their Permit By Rule. A motion to approve the application, with the condition attached of obtaining a Permit By Rule from the State before any construction begins, was made by Gerry Forcier and seconded by Ed

Gallant. A discussion followed, among Planning Board members, as to whether this hot tub should be considered a new structure, as was Rich Baker's interpretation. The motion passed; there were four (4) in favor; one (1) opposed (Eileen Skarka).

PERMIT # 009-03-19-001

### **NEW BUSINESS:**

Little Learners Daycare....Lisa Brooks

20 Field St. (Map-015 Lot-029-010)

Lisa Brooks submitted an application to increase the size of her Daycare building by 26 ft x 32 ft. She wants to add another classroom and to increase the number of children, currently at forty five (45), to fifty one (51). Several abutters were in the audience, and were given the opportunity to speak about their concerns with the drainage problems that they have experienced since this building was constructed. Debra Northgraves spoke about the run-off that is destroying her driveway and has made her backyard unusable because it is constantly wet. Belinda Chapman stated that she has to pump her cellar everyday, something that never occurred before the Daycare was built. A discussion followed with the Planning Board and the owners. Suggestions included the hiring of an engineer by the Daycare owners to help address the current water issues, before going forward with the request for the addition. A motion to table the application was made by Gerry Forcier and seconded by Ed Gallant. The motion passed with no objection.

Peoples United Methodist Church (Map-014 Lot-016)

Adult Daycare Program

No one appeared to present this application.

Larry Terrio delivered his monthly report.

The meeting adjourned at 9:00 PM.

Respectfully submitted,

Dianne Darling