

## **Minutes Thomaston Planning Board**

**Tuesday, January 19, 2021**

Planning Board members preset: Joanne Richards, Chair, Charles Frattini, Virginia Blanchard, Kimberly Matthews, and CEO Bill Wasson

Planning Board members absent: Melissa Reynolds, Noreen Mullaney

Others present: Ethan Yankura, Director of the Knox Museum; Malina Dumas, MMA Attorney; Peggy McCrea, and Josh Shanti,

The meeting was called to order at 6:05 pm. It was determined there was a quorum with Kim Matthews, alternate, replacing Noreen Mullaney.

Ginny Blanchard moved and Kim Matthews seconded the approval of the minutes of the December 16, 2020 meeting. Motion approved 4-0-0

The Board reviewed Map 203 and the two lots within the Shoreland Commercial (SC) district in response to a request by the Comprehensive Plan Committee. They want the two lots that are in SC to be moved to the R2 district which encompasses the area around these lots. Lot 009 has river frontage and a marine business on it and has had for over 75 years. Lot 007 however does not have frontage. The Board decided unanimously to transfer Lot 007 from SC to R2. The existing business on Lot 007 will continue as is. Lot 009 remains in the SC district.

In reviewing the R2 and R1 zones the Board discussed Mineral Exploration which is a permitted use in all zones. As Dragon Cement Corp. owns the mineral rights to most of the land in the town and exploration is not extraction or mining it shall remain. Mineral extraction is a conditional use in the Industrial Zone only.

Chair Joanne Richards started the discussion of the conditional use for marijuana production of edibles in the highway commercial district. Attorney Dumas answered questions and clarified what would be made and how. Charlie asked about hemp and CBD production and Attorney Dumas explained there is no state regulations regarding the production, processing or sale of hemp at this time and marijuana and hemp cannot by state regulation be inter mixed in any facility. The proposed new conditional use for Marijuana Production was approved by the board.

The Board then move on to review the R1 district and its uses. Bill Wasson, CEO, voiced concern about mobile homes being a permitted use in the R1 district and that someone could place one close to Montpelier on Marsh Road. Because R1 encompasses so much land other than the area around Montpelier it was felt we could not remove mobile homes from this district. Ginny suggested changing that section only of the R1 to R2 as that is a more restricted zone but fits with the rural area. After discussion of the proposal the Board unanimously approved changing the section of R1 that goes from Rt 1 down Rt 131 (High Street) to the town line with South Thomaston to R2. Ethan Yankura the new director of the Knox Museum (Montpelier) thanked the Board for its concern and the resulting change. Joanne will ask Dave Martucci to redraw the boundaries and write up the changes for voter approval.

A discussion as to Multi-Family housing and cluster development ensued and it was agreed to table this until we can gather more information. As the Solar Array ordinance will take a considerable amount of time it was also tabled until the meeting on Tuesday January 26, 2021

By unanimous consent the meeting was adjourned at 7:40.

Respectfully submitted  
Joanne Richards, Chair

January 19, 2021

Charles Frattini moved and Kim Matthews seconded to approve the minutes. Vote 4-0-1 with Noreen abstaining