

Minutes Thomaston Planning Board

Tuesday, March, 16, 2021

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

Others present: Peggy McCrea, Peter McCrea, Diane Giese, Daryl Hahn, Bill Hahn, Sue Christensen, Jamie Leo, John Fancy, Diane Walden, Susan Devlin, Paul Ljunggren,

Presenters: Richard Rockwell, Asa Peats; Tim Swigor, Andrew Hendrich of Gartley & Dorsky, Amanda Austin of 2 A Architects; Christian Loranger, Shawn Tobey for NBD Solar Maine LLC; Bruce Colson, Walter Reitz, Zel Bowman-Laberge of OHSTT Transfer Station Board of Directors

The meeting was called to order at 6:05 pm. It was determined there was a quorum.

Kim Matthews moved and Virginia Blanchard seconded the approval of the minutes of the March 2, 2021 meeting. Motion approved 5-0-0

Virginia Blanchard moved and Kim Matthews seconded the approval of the minutes of the March 9, 2021 meeting. Motion approved 5-0-0

The Board then began the Preapplication discussion for a 3 residence Cluster Development Subdivision at 76 Wadsworth Street, (Map 101 Lot 059) in the R3 (Urban Residential District). Mr. Richard Rockwell explained why he had chosen this location and his plans for the three houses on the double lot. Mr. Peats of ASA Peats Landscape Design LLC showed those present the plans for the development. There was concern from the neighbors regarding the design of the glass houses and how they did not fit within the neighborhood of 19th century homes. It was recommended Mr. Rockwell consider more traditional design for the homes and come back to the Planning Board for Site Plan Review if he so chooses.

Mr. Christian Loranger, of NBD Solar Maine LLC discussed the proposed Ground Mounted Solar Facility at 202 New County Road and 380 Pleasant Street (Map 207 Lots 65 & 67) in the HC (Highway Commercial District) which is to be considered for Final Site Plan review. Mr. Shawn Tobey, project architect and engineer shared the layout and plans for the solar array and answered questions from the board. The Board then reviewed all site plan criteria and it was moved by Kim Matthews and seconded by Charles Frattini that Section 716 was met, vote 5-0-0; Virginia Blanchard moved and Kim Matthews seconded that Section 737 was met, vote 5-0-0; Charles Frattini moved and Kim Matthews seconded that Section 739 was met, vote 5-0-0. Virginia Blanchard moved and Noreen Mullaney second the approval of the Final Site Plan review for the project, with the following Conditions: All permits must be received prior to issuing a building permit and a Knox Box must be installed at each entry gate. Vote 5-0-0.

Mr. Tim Swigor, then presented the Medical Office building at 8 Main Street and 74-76 Fish Street, (Map 104 Lot 11 & 13) in the R-3 (Urban Residential District). He was assisted in his presentation by Andrew Hedrich of Gartley and Dorsky as chief engineer and Amanda Austin of 2 As Architects. Mr. Paul Ljunggren of 68 Fish Street voiced concerns regarding privacy issues and the need of the gravel drive going around the building. Mr. Swigor explained that deliveries as well as emergency vehicles needed to have an ingress and egress and given the location on Main and Fish Streets where backing out into traffic was not advised this was the solution. He also explained that the building was in essence two separate units as there is no connection between the first and second floors so if a patient had an appointment at the doctor on level one followed by an appointment for the physical therapist on level 2 for example, they would need to drive from one parking area to the other. Mr. Hedrich pointed out the buffer areas along the property line with Mr. Ljunggren and discussion ensued regarding enhancing the buffering with a privacy fence. Mr. Swigor and Mr. Ljunggren agreed to meet and choose a fence agreeable to both and to further address privacy concerns. The Board then reviewed all site plan criteria and it was moved by Charles Frattini and seconded by Noreen Mullaney that Section 715 was met, vote 5-0-0; Charles Frattini moved and Kim Matthews seconded that Section 716 was met with the condition of privacy fencing and buffering enhancements, vote 5-0-0; Virginia Blanchard moved and Kim Matthews seconded that Section 737 was met, vote 5-0-0; Virginia Blanchard moved and Noreen Mullaney seconded that Section 739 was met, vote 5-0-0. Noreen Mullaney moved and Kim Matthews second the approval of the Final Site Plan review for the project, with the following Conditions: All permits must be received prior to issuing a building permit and an enhancement of the buffering and the inclusion of a privacy fence along the property line with 68 Fish Street. Vote 5-0-0.

The Board then reviewed the request of the Solid Waste Corp. of Owls Head, South Thomaston, and Thomaston, PO Box 367, Thomaston ME for a Site Plan Review of an Expansion of the Existing OH,ST&T Transfer Station at 34 Buttermilk Drive, (Map 208, Lot 011) in the IN & RP (Industrial and Resource Protection Districts). The chair told those present that this was a Phase I and Phase II site plan review. Mr. Bruce Colson, member of the Board of Directors explained the need for the enlarged facility and the benefits of the proposed building while the plans were shown by Zel Bowman-Laberge also a member of the Board of Directors. The Board members had questions regarding the fencing along Buttermilk Lane, the Hall Family LLC property as well as the wetlands on side of the facility. Mr. Colson stated that the new building will greatly reduce refuse and leakage from the hoppers from reaching into the wet land area but that a fence in that area would not prevent anything from blowing into the wetlands. He stated that they planned to replace the fencing along the property line with the Hall Family LLC property and possibly along Buttermilk Lane. It was determined by the board that a complete landscaping schedule and plan was not included in the packet and was a requirement for further consideration of the plan. Mr. Walter Reitz another Board of Directors member mentioned that it is a publicly funded project and that additional plantings would cost the taxpayers money. It was pointed out by Charles Frattini that the Planning Board requires landscaping of all its site plans even renovations to or enhancements of existing facilities. The OHSTT Board of Directors were advised to come back at the next Planning Board meeting April 20th with the landscape plan and Phase III Final Site Plan Review of the project will be done.

By unanimous vote of the Board the meeting was adjourned at 8:20 PM

Respectively submitted

Joanne Richards, Chair

March 18, 2021

Minutes approved at Planning Board meeting 4/20/2021