



Town of Thomaston, Maine

Code Enforcement Office
3 Knox Street • PO Box 299
Thomaston ME 04861-0299
(207) 354-6107

AGENDA

Thomaston Planning Board

Tuesday March 15th, 2022 – 6:00 pm

Select Board Room – can be viewed on livestream

https://www.townhallstreams.com/towns/thomaston_me

1. Call meeting to order.
2. Approve minutes of the January 18th, 2022 meeting
3. Consideration of a Conditional Use Application submitted by Plants Unlimited represented by Hammond Buck to construct a tree storage/ landscaping whole sale lot located at 218-222 New County Rd Map 207 Lot 071 (Highway Commercial District)
4. Consideration of a Conditional Use Application submitted by Downriver Works, LLC represented by Maeve O'Regan and Jeff Boulet to renovate an existing 3 story structure creating two apartments and a future retail space located at 153/155 Main Street Map 105 Lot 291 (Village Commercial District)
5. Consideration of a Conditional Use Application submitted by Quixada Moore-Vissing to renovate an existing accessory structure into a studio apartment unit located at 20 Pine Street Map 103- Lot 081 (R3- Urban Residential District)
6. Presentation by Merritt Carey of Maine Working Homes soliciting feedback and ideas pertaining to the development of workforce housing on land currently owned by George Hall that potentially will be acquired by the Town of Thomaston for such purposes.
7. Adjourn meeting

Thomaston Planning Board

Minutes

January 18, 2022

Board Present: Chair Joanne Richards, Kim Matthews, Will Eustis, Virginia Blanchard
CEO Mandy Everett, Recording Secretary Donna Culbertson. Absent: Charlie Frattini

Public Present: Tracy Reinhold, Karl Reinhold, Tom Laslavic, Lucy Laslavic, Paul Willis,
Karen Willis, Carissa Coombs, Sharon Carter, Ellen Dyer, Andrew Hedrich

Meeting called to order at 6pm by Chair Joanne Richards.

2. Approve the Minutes of November 16, 2021.

Motion made by Will Eustis to approve the minutes of Nov. 16, 2021. Seconded by Joanne Richards.

VOTE: 3-0.

Approve the minutes of December 21, 2021.

Motion made by Virginia Blanchard to approve the minutes of Dec. 21, 2021 as amended. Seconded by Kim Matthews.

VOTE: 4-0.

3. Request of Atticus Hill Farms, LLC, 50 Stambaugh Drive, Thomaston, ME for Final Site Plan Review, Marijuana Cultivation Facility at 50 Stambaugh Drive (Map 201 Lot 205) in the R2 (Rural Residential District) as per Thomaston Land Use Ordinance Section 709:4.11.

Andrew Hedrich, Gartley & Dorsky presented the Final Site Plan Review for the Reinholds.

*November 16, 2021 Conditional Use was granted.

* All local and state permits have been submitted.

* Property has been in the Farmland Zone for more than 5 years.

* Site walk was held on December 7, 2021.

* Entrance permit obtained thru MDOT.

* Wetlands impact study still out.

* Science of cannabis odor – all plant base materials.

- * Odor Control System, 400-kilowatt diesel generator.
 - * Casing around generator to keep noise down. 65-70 decibels.
 - * Level 2 acoustic enclosure.
 - * Blackouts curtains 99.9% effective. Replace every 5 years.
 - *Seacoast Security will be maintaining the security system.
 - * Fully shielded lights.
 - * Erosion control narrative – maintenance on storm water.
 - * Updated floor plan – shows what each room may have in it.
 - * Improved drainage system.
 - * Plant waste taken away to another company. Will be used for cbd oils.
 - * All mechanical units are inside the building.
 - * Entire property is Farmland property. Full lot 35 acres.
 - * Facility on the driest part of the property
 - * Large number of trees and shrubs, above and beyond the necessary landscaping.
- (see attached "General Standards of Performance"(716) and "Elements of the Site Plan" (737), "Approval Criteria Site Plan Review" (739).)

Motion to approve the Final Site Plan made by Will Eustis. Seconded by Virginia Blanchard.

VOTE: 3-0.

Meeting adjourned at 7pm.

Chair Joanne Richards

Recording Secretary Donna Culbertson



Town of Thomaston, Maine

Planning Board

13 Valley Street • Thomaston ME 04861-3818 • (207) 354-6107

CONDITIONAL USE APPLICATION

New Use Change of Use Additional Use

NOTE TO APPLICANT

Your application for a new conditional use, change of conditional use or additional conditional use must be filed with the Code Enforcement Officer and reviewed and approved by the Planning Board before you may take up the use. Detailed requirements can be found in **Chapter 7, Thomaston Land Use and Development Ordinance. See Section 704.1.5 "Conditional Uses"**. This form is only for the uses identified as "Conditional" in Sections 707.4, 707A.4, 708.4, 709.4, 710.4, 711.6, 712.4, 712A.4, 713.4, and 714.4. The Ordinance is available on the Town Web Site at <http://town.thomastonmaine.gov>.

1. **Complete and submit this application:** The application must be accompanied by the appropriate fee and any supporting documents that may be necessary such as copies of other permits and licenses that may be required for your use.
2. **The Code Enforcement Officer will review your application:** Depending on the use it may be necessary for the CEO to verify your information and inspect the premises where the use will be conducted.
3. **The Planning Board will schedule a hearing to determine the facts relating to your proposed use and they will grant, grant with conditions or will deny the use:** If it is denied, you will receive a written explanation as to why. You may appeal the Board's decision within 30 days of the date of the Board's decision to the **Board of Appeals**. **Approval for conditional uses that are not taken up or that cease expires after one year.**

INFORMATION ON APPLICANT AND PROPERTY OWNER

1. **Applicant** Name: PLANTS UNLIMITED HAMMON BUCK
 Address: PO BOX 374, ROCKPORT, ME 04856
 Telephone & Email Address: 207-594-7734 BUCKH@MIDCOAST.COM

2. **Property Owner** Name: DANIEL SEJECAL
 Address: 110 BRIDGE STREET MANCHESTER, MA 01944
 Telephone & Email Address: 978 526-7272 SEJECALDAN@YAHOO.COM

3. If **Applicant** is a corporation, check if licensed in Maine Yes No
Attach a copy of your State's Registration.
4. What legal interest does the **Applicant** have in the property to be utilized?
 Owner Lease Purchase & Sales Contract Other: _____
Attach evidence of interest.

INFORMATION ON PARCEL TO BE UTILIZED

1. **Location of property** (please fill in at least one of the following)

Town of Thomaston Tax Maps: Map 207 Lot(s) 71
Street Address: 218-222 NEW COUNTY RD

Subdivision? No Yes - Name: _____

Location map attached (required-may be tax map with lot highlighted).

2. **Current zoning of property** (check all that apply):
- | | | |
|---|--|---|
| <input type="checkbox"/> RP-Resource Protection | <input type="checkbox"/> R3-Urban Residential | <input type="checkbox"/> TR3-Transitional Residential |
| <input type="checkbox"/> R2-Rural Residential | <input type="checkbox"/> R3A-Village Mixed Use | <input type="checkbox"/> R1-Rural Residential/Farming |
| <input type="checkbox"/> VC-Village Commercial | <input type="checkbox"/> I-Industrial | <input checked="" type="checkbox"/> HC-Highway Commercial |
| | | <input type="checkbox"/> SC-Shoreland Commercial |

3. **Resource Protection:** Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body? Yes No

4. **Identify existing use of land and buildings** (residential, farmland, woodlot, etc.):
OPEN PAVED LOT

GENERAL INFORMATION

1. **Proposed use:** TREE STORAGE, WHOLESALE LOT
Thomaston Land Use Ordinance Section number: _____ Subsection number: _____

2. **Number of existing parking spaces:** 15 OR MORE

3. Will this use be instead of or in addition to the existing use(s) listed above.

4. **Anticipated date of start of new use:** MARCH 15

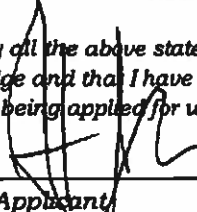
5. Is the new use seasonal? Yes No If yes, please list season dates: MARCH 15 - DEC 15

6. Will the new use require building renovations or a new structure? Yes No
Please note this permit is not a building permit—All new construction is subject to the building permit requirements of the Town of Thomaston's Ordinances.

7. Will the new use require new, renovated or expanded plumbing fixtures? Yes No
Please note this permit is not a plumbing permit—All new plumbing is subject to the requirements of the Maine State Plumbing Codes as administered by the Town of Thomaston.

Attach copies of plumbing permit, any other Federal, State or Local approvals and any other materials that will enable the Board to determine that the standards of approval have been met.

I hereby certify all the above stated information submitted in this application is true and correct to the best of my knowledge and that I have read the applicable sections of the Thomaston Land Use Ordinance and certify the use being applied for will be in compliance at all times.

 HAMM J. BUCK 2/17/2022
Signature of Applicant Date

Fee submitted: \$75 Residential (1 or 2 Family) \$150 Non-Residential or Multi-Unit



THE MASIELLO GROUP

318 Main Street, Rockland, ME 04841
207-495-7518 (tel) • 207-596-5548 (fax)

February 17, 2022

Mandy Everett
Code Enforcement Officer
Town Of Thomaston
13 Valley Street
Thomaston, ME 04841

RE: 218 – 222 New County Road, Thomaston, ME

Dear Mandy:

I represent Daniel Senecal in the marketing of his property referenced above. This letter is to notify you that Hammon Buck of Plants Unlimited has agreed to lease a portion of Mr. Senecal's property. Mr. Buck has Mr. Senecal's permission to file his application for his intended use of the property. Assuming Mr. Buck receives approvals from the Town of Thomaston to operate his business there a lease will be executed by Messer's Buck and Senecal.

Please do not hesitate to contact me with any questions you may have.

Sincerely yours,



Douglas M. Erickson, CCIM
Property Manager

DME:d

cc: Daniel Senecal



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Please do not hesitate to contact me with any questions you may have.

Sincerely yours,



Douglas M. Erickson, CCIM
Property Manager

DME:d

cc: Daniel Senecal



**PLANTS UNLIMITED
PO Box 374
Rockport, Maine 04856
207-594-7754 fax 207-594-7754**

Town of Thomaston Planning Board

Plants Unlimited in Rockport proposes to use this lot as a wholesale only (to the trade) location to store and sell larger trees and evergreens through the season.

To "store" trees, we space and stand them upright and cover the root balls with mulch for water retention. Drip irrigation and overhead irrigation will be used for watering.

This lot will be used for wholesale to the trade (landscapers, caretakers and other registered clients of Plants Unlimited). Retail customers will not be allowed on site unless accompanied by their landscaper or a Plants Unlimited salesperson. Because of this limitation, traffic will be minimal other than large trailers being unloaded and landscapers picking up their orders.

Other uses on the lot will be storage of bagged products that are overflow of Plants Unlimited, delivery vehicle parking and, if there is enough room, perhaps the sale of bulk soils, mulch and other bulk products.

After the nursery season ends, we might sell Christmas trees and related Christmas items to the general public, starting November 15. There will be no activity on the lot after Christmas until March 1. (If we decide to extend the lease)

A small shed will be purchased as an office and break room for the two or three employees on site. Porta pots will be provided. The electricity and water are conveniently located on the Thomaston side of the lot, so the shed will be located there as well.

Our move here is being done because we have so little room at Plants Unlimited. We are developing 2.5 acres of our current site, but this will not be completed until Spring 2023.

Regards

A handwritten signature in black ink, appearing to read 'HB', with a stylized flourish extending to the right.

Hammon Buck
President
Plants Unlimited



PLANTS UNLIMITED
PO Box 374
Rockport, Maine 04856
207-594-7754 fax 207-594-7754

Town of Thomaston Planning Board

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Regards

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Hammon Buck
President
Plants Unlimited



Town of Thomaston Assessing Department
 13 Valley Street
 Thomaston ME 04861-3818
 (207) 354-8107 - dmurrucc@thomastonmaine.gov

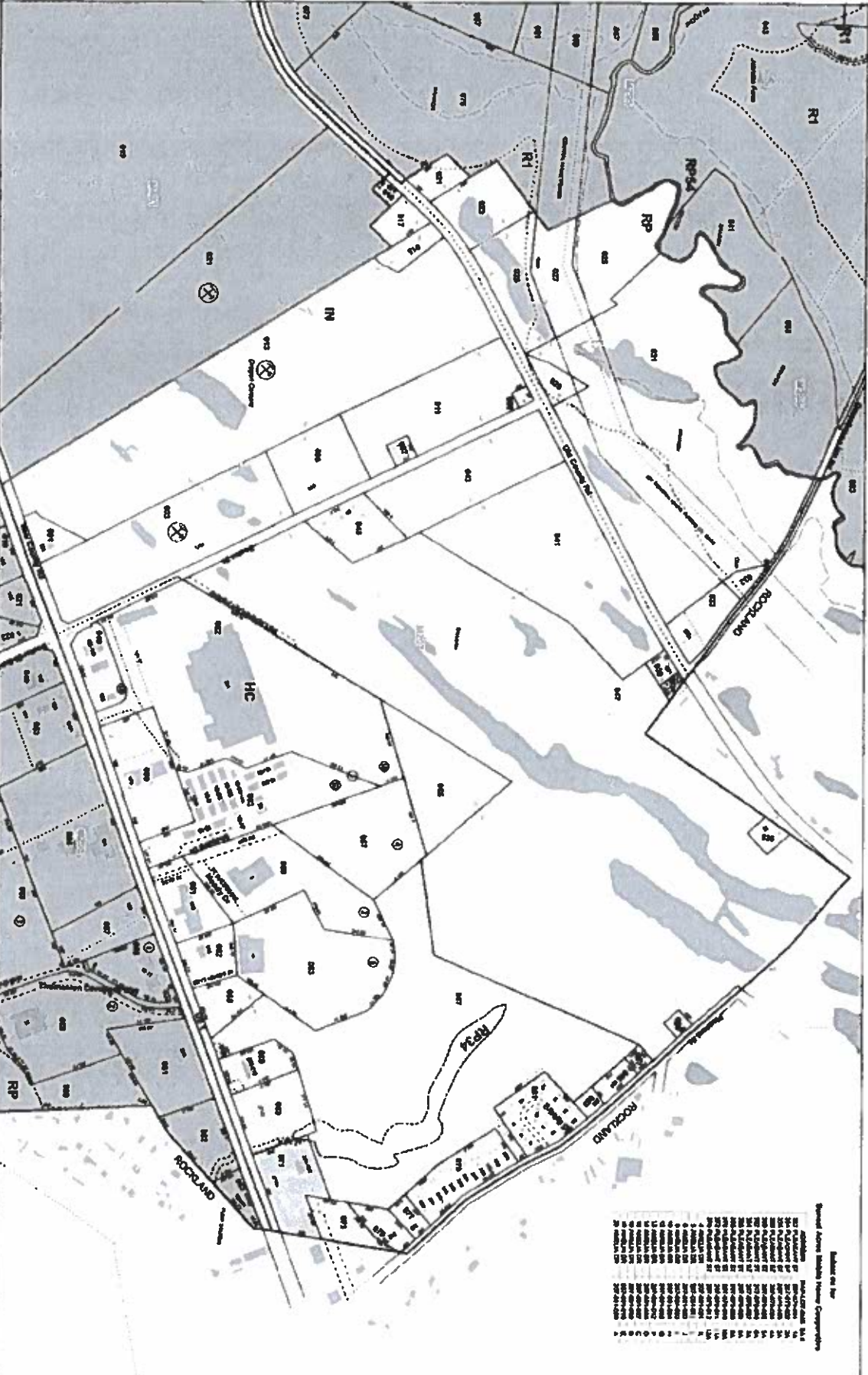
- Property Status
- Town Boundary
- Water Body
- Road
- Lot Line
- Building Footprint
- Utility Pole
- Power Pole
- RPS1
- RPS2
- RPS3
- RPS4
- RPS5
- RPS6
- RPS7
- RPS8
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- RPS44
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- RPS46
- RPS47
- RPS48
- RPS49
- RPS50



The map is for informational purposes only and is not
 to be used for property ownership or legal description
 purposes. It is the responsibility of the user to verify the information.

TAX ASSESSMENT MAP
 TOWN OF THOMASTON
 KNOX COUNTY MAINE

Map 207
 Revised 2017



Legend of Use

Color	Use
Light Blue	Water
Light Green	Forest
Light Yellow	Open Space
Light Purple	Public Use
Light Red	Other



**STATE OF MAINE
MAINE REVENUE SERVICES
RESALE CERTIFICATE**



THIS CERTIFICATE IS VALID
JANUARY 01 2019 THRU DECEMBER 31 2023

<u>Business Name and Location Address</u>	<u>Certificate Number</u>	<u>Business Type</u>
PLANTS UNLIMITED INC PO BOX 374 ROCKPORT, ME 04856-0374	1180566	FLORIST

This is to certify that the above named business is authorized to purchase during the period indicated on this certificate: (1) tangible personal property to be resold in the form of tangible personal property, or (2) a taxable service to be resold as the same taxable service. This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.

The above named business certifies that the following is being purchased in the ordinary course of business for resale as provided above.

Presented to: _____ (Insert name of seller on photocopy) _____ (date) Presented by: _____ Authorized Signature (purchaser) _____ (date)

Charter Number: 19811037 D



Town of Thomaston, Maine

Planning Board

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CONDITIONAL USE APPLICATION

New Use Change of Use Additional Use

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1. Complete and submit this application: The application must be accompanied by the appropriate fee and any supporting documents that may be necessary such as copies of other permits and licenses that may be required for your use.
2. The Code Enforcement Officer will review your application: Depending on the use it may be necessary for the CEO to verify your information and inspect the premises where the use will be conducted.
3. The Planning Board will schedule a hearing to determine the facts relating to your proposed use and they will grant, grant with conditions or will deny the use: If it is denied, you will receive a written explanation as to why. You may appeal the Board's decision within 30 days of the date of the Board's decision to the **Board of Appeals**. Approval for conditional uses that are not taken up or that cease expires after one year.

INFORMATION ON APPLICANT AND PROPERTY OWNER

1. **Applicant** Name: Downriver Works, LLC / Maeve O'Regan + Jeff Boulet
 Address: 153/155 Main Street, Thomaston
 Telephone & Email Address: 207-751-9763 / maeve.oregan@gmail.com / jeff.boulet@gmail.com
2. **Property Owner** Name: Downriver Works, LLC / Maeve O'Regan + Jeff Boulet
 Address: P.O. Box 28 Tenants Harbor 04860
 Telephone & Email Address: 207-751-9763 / maeve.oregan@gmail.com / jeff.boulet@gmail.com

3. If **Applicant** is a corporation, check if licensed in Maine Yes No *LLC - see attached*
Attach a copy of your State's Registration.

4. What legal interest does the **Applicant** have in the property to be utilized?
 Owner Lease Purchase & Sales Contract Other: _____

Attach evidence of interest.

INFORMATION ON PARCEL TO BE UTILIZED

1. Location of property (please fill in at least one of the following)

Town of Thomaston Tax Maps: Map 105 Lot(s) 291

Street Address: 153 / 155 Main Street

Subdivision? No Yes - Name: _____

Location map attached (required-may be tax map with lot highlighted).

- 2. Current zoning of property (check all that apply):**
- | | | |
|---|---|---|
| <input type="checkbox"/> RP-Resource Protection | <input type="checkbox"/> R3-Urban Residential | <input type="checkbox"/> TR3-Transitional Residential |
| <input type="checkbox"/> R2-Rural Residential | <input checked="" type="checkbox"/> R3A-Village Mixed Use | <input type="checkbox"/> R1-Rural Residential/Farming |
| <input checked="" type="checkbox"/> VC-Village Commercial | <input type="checkbox"/> I-Industrial | <input type="checkbox"/> HC-Highway Commercial |
| | | <input type="checkbox"/> SC-Shoreland Commercial |

3. Resource Protection: Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body? Yes No

4. Identify existing use of land and buildings (residential, farmland, woodlot, etc.):
Commercial space, ground floor; unfinished second and third floors

GENERAL INFORMATION

1. Proposed use: Two apartments (second and third floors) and commercial space (ground floor)

Thomaston Land Use Ordinance Section number: _____ Subsection number: _____

2. Number of existing parking spaces: 1

3. Will this use be **instead of or** **in addition to** the existing use(s) listed above.

4. Anticipated date of start of new use: May 1, 2022

5. Is the new use seasonal? Yes No If yes, please list season dates: _____

6. Will the new use require building renovations or a new structure? Yes No
Please note this permit is not a building permit—All new construction is subject to the building permit requirements of the Town of Thomaston's Ordinances.

7. Will the new use require new, renovated or expanded plumbing fixtures? Yes No
Please note this permit is not a plumbing permit—All new plumbing is subject to the requirements of the Maine State Plumbing Codes as administered by the Town of Thomaston.

Attach copies of plumbing permit, any other Federal, State or Local approvals and any other materials that will enable the Board to determine that the standards of approval have been met.

I hereby certify all the above stated information submitted in this application is true and correct to the best of my knowledge and that I have read the applicable sections of the Thomaston Land Use Ordinance and certify the use being applied for will be in compliance at all times.


Signature of Applicant

2 / 28 / 22
Date

Fee submitted: \$75 Residential (1 or 2 Family) \$150 Non-Residential or Multi-Unit

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20226433DC Pages 2
Fee Paid \$ 175
DCN 2213091600028 DLLC
FILED
11/04/2021

Julie L. Flynn
Deputy Secretary of State

A True Copy When Attested By Signature
Julie L. Flynn
Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Downriver Works, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "LC" or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- Date of this filing; or
 Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH:

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)

Noncommercial Registered Agent

PATRICK J. MELLOR, ESQ.

(Name of noncommercial registered agent)

10 MASONIC STREET, ROCKLAND, ME 04841

(physical location, not P.O. Box – street, city, state and zip code)

P.O. BOX 248, ROCKLAND, ME 04841

(mailing address if different from above)

SIXTH:

Pursuant to 5 MRSA §103.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH:

Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

** Authorized person(s)

Dated 9.17.2021



(Signature of authorized person)

PATRICK J. MELLOR

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

**Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.

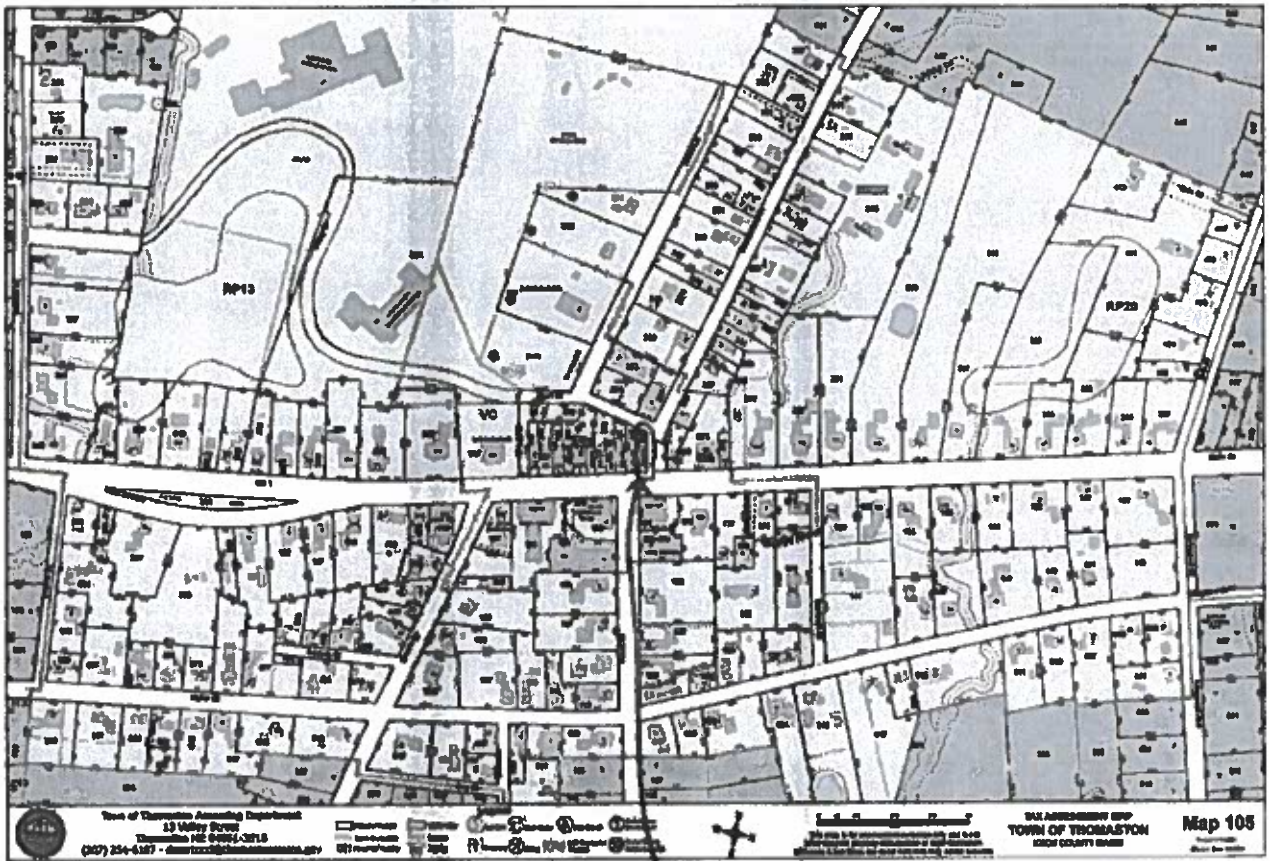
The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov



lot 291: 153 + 155 MAIN ST.



Town of Thomaston, Maine

Planning Board

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INFORMATION ON APPLICANT AND PROPERTY OWNER

1. **Applicant** Name: QUIXADA MOORE-VISSING
 Address: 20 PINE STREET
 Telephone & Email Address: 603.498.6185 | quixadamv@gmail.com

2. **Property Owner** Name: QUIXADA MOORE-VISSING
 Address: 20 PINE STREET
 Telephone & Email Address: 603.498.6185 | quixadamv@gmail.com

3. If **Applicant** is a corporation, check if licensed in Maine Yes No
Attach a copy of your State's Registration.

4. What legal interest does the **Applicant** have in the property to be utilized?
 Owner Lease Purchase & Sales Contract Other: _____

Attach evidence of interest. TAX BILL ATTACHED

INFORMATION ON PARCEL TO BE UTILIZED

1. **Location of property** (please fill in at least one of the following)

Town of Thomaston Tax Maps: Map 103 Lot(s) 081

Street Address: 20 PINE STREET

Subdivision? No Yes – Name: _____

Location map attached (required-may be tax map with lot highlighted).

2. **Current zoning of property** (check all that apply):
- | | | |
|---|--|---|
| <input type="checkbox"/> RP-Resource Protection | <input checked="" type="checkbox"/> R3-Urban Residential | <input type="checkbox"/> TR3-Transitional Residential |
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3. **Resource Protection:** Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body? Yes No

4. **Identify existing use of land and buildings** (residential, farmland, woodlot, etc.):

SINGLE-FAMILY HOME WITH DETACHED STRUCTURE THAT IS PROPOSED TO BE CONVERTED INTO STUDIO APARTMENT

GENERAL INFORMATION

1. **Proposed use:** APARTMENT UNIT (STUDIO)

Thomaston Land Use Ordinance Section number: 707.4 Subsection number: 1

2. **Number of existing parking spaces:** NONE, 2 PARKING SPACES TO BE ADDED; REFER TO LOCATION MAP

3. Will this use be instead of or in addition to the existing use(s) listed above.

4. **Anticipated date of start of new use:** FALL 2022

5. Is the new use seasonal? Yes No If yes, please list season dates: _____

6. Will the new use require building renovations or a new structure? Yes No
Please note this permit is not a building permit—All new construction is subject to the building permit requirements of the Town of Thomaston's Ordinances.

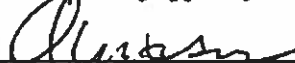
REFER TO ATTACHED DRAWINGS SHOWING RENOVATIONS

7. Will the new use require new, renovated or expanded plumbing fixtures? Yes No
Please note this permit is not a plumbing permit—All new plumbing is subject to the requirements of the Maine State Plumbing Codes as administered by the Town of Thomaston.

NEW BATHROOM + KITCHEN

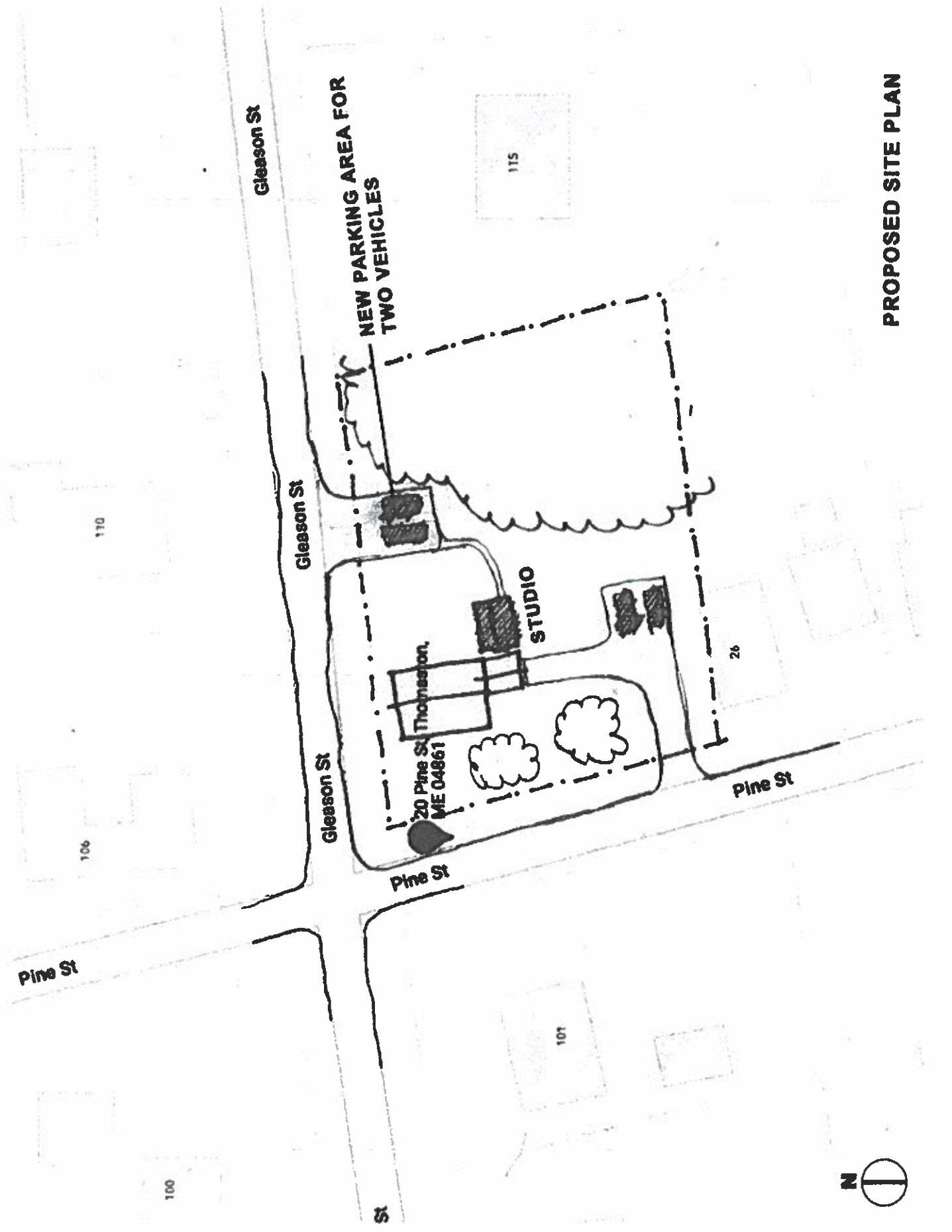
Attach copies of plumbing permit, any other Federal, State or Local approvals and any other materials that will enable the Board to determine that the standards of approval have been met.

I hereby certify all the above stated information submitted in this application is true and correct to the best of my knowledge and that I have read the applicable sections of the Thomaston Land Use Ordinance and certify the use being applied for will be in compliance at all times.


Signature of Applicant

MARCH 3, 2022
Date

Fee submitted: \$75 Residential (1 or 2 Family) \$150 Non-Residential or Multi-Unit



PROPOSED SITE PLAN