

Town of Thomaston
Planning Board Minutes
July 19, 2022

Board Present: Chair Joanne Richards, Kim Matthews, Virginia Blanchard, Will Eustis, Richard Kortright 1st alternate, Bill Wasson CEO

Absent: Charles Frattini

Meeting called to order by Chair Joanne Richards at 6:00 pm.

Joanne asked that Richard Kortright, 1st alternate sit on the board tonight in place of Charles Frattini.

The board members approved the minutes of May 17, 2022

Kim moved and Will seconded the vote was 3-0-2

The board members approved the minutes of June 21, 2022

Kim moved and Ginny seconded the vote was 3-0-2

The board approved the Conditional Use request of Bernard Bishop, 28 Dexter Street Extension, Thomaston ME dba Sundry Acres LLC for a Self-Storage facility in the IN (Industrial District) at 28 Dexter Street Extension(Map 208, Lot 047) as per Thomaston Land Use Ordinance Section 713.4.12 There were no conditions put on the Conditional Use by the board.

Motion to approve by Ginny Seconded by Will Vote 5-0

The board then reviewed the application for site plan review submitted by Bernard Bishop, 28 Dexter Street Extension, Thomaston ME dba Sundry Acres LLC for a Self-Storage facility in the IN (Industrial District) at 28 Dexter Street Extension(Map 208, Lot 047). Mr. Bishop will retain as many as possible the existing trees on the lot. The entrance will be off of Elite Circle and will be wide to allow easy access for vehicles and trucks. Lighting on each corner of the building will be down-facing and LED. He will fill in the existing well and cap it as the new building is positioned over that area. He will connect his existing business to the town's water supply. The larger storage area at the end facing his current building is for his own use and will be accessed from that parking area. Mr. Bishop was thanked and advised to come to the August meeting for approval.

Chair Joanne Richards

Date



Thomaston Planning Board - Conditional Use Check Off & Findings of Facts

Date: 7-19-2022 Name: Bernard Bishop

Map-Lot: 208-047 Location: 28 Dexter St Extension

Request: Self Storage Facility

MET NOT MET

704.1.5 CONDITIONAL USE PERMITS

N/A

4) "Undisclosed Future Uses" area identified on Map if applicable.

Note: At least one known Conditional Use must be identified. Future uses may be subject to the approval of additional Conditional Uses.

N/A

d. Additional Standards in Shoreland Areas

YES NO

Will not cause unreasonable damage to fish, aquatic life, bird or other wildlife habitat.

Will reasonably conserve shoreland vegetation.

Will reasonably conserve visual points of access to waters viewed from public facilities.

Will reasonably conserve actual points of public access to waters.

Will reasonably conserve natural beauty.

Will reasonably avoid problems associated with flood plain development or use.

Shore access will be developed on soils appropriate for such use & constructed so as to reasonably control erosion or sedimentation on both subject and surrounding properties.

The use will not unreasonably interfere with beach areas.

The facility location will minimize adverse effect on marine harvesting & commercial fishing.

The facility location will not interfere with commercial or recreational boating & moorings.

No Conditions Required.

e. Conditions of Approval

1) Street Improvements:

2) Access restrictions:

3) Hours of Use:

4) Buffering and Screening:

5) Utility Improvements:

6) Performance Guarantees for off-site Improvements:

Additional Conditions of Approval:

Note: All CHECKED Conditions of Approval MUST be met for the approval of Permits & Site Plan Review. Conditions NOT CHECKED are NOT REQUIRED.

Note: Review of these Standards by the Planning Board does not replace Site Plan Review. See also Section 705.2.6 (f) through (h).

Date: 7-19-2022

Joanne Richards
Signed by (Print Name):
Capacity:

moved Ginny

2nd will

Vote 5-0



Thomaston Planning Board - Conditional Use Check Off & Findings of Facts

Date: 7-19-2022

Name: Bernard Bishop

Map-Lot: 208-047

Location: 28 Dexter Street Extension

Request: Self Storage Facility

MET NOT MET

704.1.5 CONDITIONAL USE PERMITS

| | | | | | |
|-------------------------------------|--------------------------|---|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | b. | Written Application on Forms Provided Accompanied by Fee: \$ _____ <input type="checkbox"/> PAID | <input type="checkbox"/> |
| | | | <input checked="" type="checkbox"/> | 1) Specified Location including Street Address, Tax Map & Lot Number and Location Map. | |
| | | | <input checked="" type="checkbox"/> | 2) Described Exact Nature of Proposed Use: | |
| | | <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> | 3) Submitted additional materials used to determine Conditional Use Standards are met: | |
| <input type="checkbox"/> | <input type="checkbox"/> | | c. | Standards for Conditional Use Permit (All <u>four</u> standards MUST be met for Approval.) | |
| | | | <input checked="" type="checkbox"/> | 1) Use has no greater significant impact on value or quiet possession of surrounding parcels. | |
| | | | <input checked="" type="checkbox"/> | i. Size compared with Surrounding Uses: <u>All are industrial or commercial</u> | |
| | | | <input checked="" type="checkbox"/> | ii. Intensity compared with Surrounding Uses including | |
| | | | | Amount & type of traffic: <u>no large increase</u> | |
| | | | | Hours of Operation: <u>8-6 or by appointment</u> | |
| | | | | Expense of Pavement: <u>gravel</u> | |
| | | | | Similar measures: | |
| | | | <input checked="" type="checkbox"/> | iii. Generation of Nuisances | |
| | | | | Noise: <u>none after construction is complete</u> | |
| | | | | Dust: <u>none</u> " " " | |
| | | | | Odor: <u>none</u> " " " | |
| | | | | Vibration: <u>none</u> " " " | |
| | | | | Glare: <u>none</u> " " " | |
| | | | | Smoke: <u>none</u> " " " | |
| | | | | Litter: <u>will be disposed of by owner</u> | |
| | | | | Other Nuisances: <u>none</u> | |
| | | | <input checked="" type="checkbox"/> | iv. Unusual Physical Characteristics of the Site | |
| | | | | Size & Shape of the lot: <u>rectangular / flat</u> | |
| | | | | Topography & Soils: <u>no issues</u> | |
| | | <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> | v. Mitigation of Impacts | |
| | | | | Landscaping & Fencing: <u>ok no fencing required</u> | |
| | | | | Other Design Elements: <u>lights on each corner of bldg LED</u> | |
| | | | <input type="checkbox"/> | 2) Municipal Facilities Will Not Be Overburdened | |
| | | | <input checked="" type="checkbox"/> | i. Traffic Movement in and out of site: | |
| | | | <input checked="" type="checkbox"/> | ii. Pedestrian Safety Facilities: | |
| | | | <input checked="" type="checkbox"/> | iii. Capacity of Street Network: <u>adequate for proposed use</u> | |
| | | | <input type="checkbox"/> | iv. Capacity of Public Sewer & Water if used: | |
| | | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> | v. Capacity of Storm Water System if used: | |
| | | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> | 3) Natural Characteristics of Site won't cause undue Environmental or Neighborhood Harm. | |
| | | | | Topography: <input type="checkbox"/> Will <input checked="" type="checkbox"/> Won't | Drainage: <input type="checkbox"/> Will <input checked="" type="checkbox"/> Won't |
| | | | | Relationship to Ground/Surface Waters or Flood Plain: <input type="checkbox"/> Will <input checked="" type="checkbox"/> Won't | |