

Town of Thomaston  
Planning Board Minutes  
January 17, 2023

Board Present: Chair Joanne Richards, Vice Chair Kim Matthews, Will Eustis, Richard Kortright, 1st alternate Claudia Rosti, Rene Dorr CEO

Excused: Virginia Blanchard

The meeting was called to order by Chair Joanne Richards at 6:05 pm.

Joanne asked that Claudia Rosti, 1st alternate sit on the board in place of Virginia Blanchard

The board approved the Conditional Use Home Occupation request of Tammy and Cynthia Belk, dba Sweet Peace LLC, at 49 Main Street for a Massage Therapy-Holistic Health Practice in the R3 Residential District per Thomaston Land Use Ordinance Section 707.4.14 with the condition that landscaping must shield the parking area from the street view. They were advised to meet with CEO Rene Dorr for a sign permit prior to erecting any signs.

Motion to approve by Kim Matthews, Seconded by Will Eustis, Vote 5-0

The board then approved the Conditional Use Apartment Unit request of Tim Steele at 39 Atlantic Highway in the R2 Rural Residential District per Land Use Ordinance Section 709.4.30 with the following conditions:

Must have 2 layers of 5/8" fire rock walls to meet the 2-hour firewall requirements

Must install Self-closing/Self-latching fire doors

The interior window to the shop below if installed must be fire rated

The walkway from the entrance to the apartment must be free and clear at all times and lead to the parking area

CEO Rene Dorr advised Mr. Steele to contact him as the building progressed so he could verify the conditions were met. Mr. Steele readily agreed.

Motion to approve by Richard Kortright, seconded by Kim Matthews, Vote 5-0

The meeting was adjourned at 6:37 pm.

1/17/2023

\_\_\_\_\_  
Chair Joanne Richards

\_\_\_\_\_  
Date



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

Date: 1-17-23  
~~12-30-22~~

Name: Tammy & Cynthia Belk

Map-Lot: 104-071

Location: 49 Main Street

Request: Massage Therapy Holistic Health Practice

704.1.5 CONDITIONAL USE PERMITS

MET NOT MET

b. Written Application on Forms Provided Accompanied by Fee: \$ 150  PAID

- 1) Specified Location including Street Address, Tax Map & Lot Number and Location Map.
- 2) Described Exact Nature of Proposed Use:
- 3) Submitted additional materials used to determine Conditional Use Standards are met:

N/A

c. Standards for Conditional Use Permit (All four standards MUST be met for Approval.)

- 1) Use has no greater significant impact on value or quiet possession of surrounding parcels.
  - i. Size compared with Surrounding Uses: all are residential homes
  - ii. Intensity compared with Surrounding Uses including
    - Amount & type of traffic: not an issue
    - Hours of Operation: 10-6 Mon-Fri, 10-5 Sat, and Sun
    - Expense of Pavement: not adequate for sub concrete Main St.
    - Similar measures: parking area and turn-around make
  - iii. Generation of Nuisances safe entrance & exit
    - Noise: none
    - Dust: none
    - Odor: none
    - Vibration: none
    - Glare: none
    - Smoke: none
    - Utter: all will be taken care of by owners
    - Other Nuisances: none
  - iv. Unusual Physical Characteristics of the Site
    - Size & Shape of the lot: no changes / not applicable
    - Topography & Soils: no changes / not applicable
  - v. Mitigation of Impacts
    - Landscaping & Fencing: shield parking
    - Other Design Elements:

N/A

N/A

N/A

- 2) Municipal Facilities Will Not Be Overburdened
  - i. Traffic Movement in and out of site: new parking & turn around
  - ii. Pedestrian Safety Facilities: several ks across
  - iii. Capacity of Street Network: Rt 1 no issues
  - iv. Capacity of Public Sewer & Water if used:
  - v. Capacity of Storm Water System if used:
- 3) Natural Characteristics of Site won't cause undue Environmental or Neighborhood Harm.
  - Topography:  Will  Won't
  - Drainage:  Will  Won't
  - Relationship to Ground/Surface Waters or Flood Plain:  Will  Won't

Donna



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

Date: 12-20-22

Name: Tammy & Cynthia Belk

Map-Lot: 104-071

Location: 49 Main Street

Request: Massage Therapy Holistic Health Practice

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	
<input type="checkbox"/>	<input type="checkbox"/>	Will not cause unreasonable damage to fish, aquatic life, bird or other wildlife habitat.
<input type="checkbox"/>	<input type="checkbox"/>	Will reasonably conserve shoreland vegetation.
<input type="checkbox"/>	<input type="checkbox"/>	Will reasonably conserve visual points of access to waters viewed from public facilities.
<input type="checkbox"/>	<input type="checkbox"/>	Will reasonably conserve actual points of public access to waters.
<input type="checkbox"/>	<input type="checkbox"/>	Will reasonably conserve natural beauty.
<input type="checkbox"/>	<input type="checkbox"/>	Will reasonably avoid problems associated with flood plain development or use.
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	The use will not unreasonably interfere with beach areas.
<input type="checkbox"/>	<input type="checkbox"/>	The facility location will minimize adverse effect on marine harvesting & commercial fishing.
<input type="checkbox"/>	<input type="checkbox"/>	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: \_\_\_\_\_

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

Additional Conditions of Approval: Landscape to shield parking  
See parking plan attached

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: 1-17-23  
12-20-22

Signed by (Print Name): Joanne Richards

Capacity: Chair

moved Kim Matthews

and Will Eustis

Vote 5 - 0



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

Date: 1-17-23

Name: Tim Steele

Map-Lot: 203/019

Location: 39 Atlantic Highway (Rt 1)

Request: Apartment Unit over shop

## 704.1.5 CONDITIONAL USE PERMITS

MET NOT MET



b. Written Application on Forms Provided Accompanied by Fee: \$                       PAID

1) Specified Location including Street Address, Tax Map & Lot Number and Location Map.

2) Described Exact Nature of Proposed Use:

N/A

3) Submitted additional materials used to determine Conditional Use Standards are met:



c. Standards for Conditional Use Permit (All four standards MUST be met for Approval.)

1) Use has no greater significant impact on value or quiet possession of surrounding parcels.

i. Size compared with Surrounding Uses:

ii. Intensity compared with Surrounding Uses including

Amount & type of traffic: Rt 1 - no added traffic

Hours of Operation: N/A

Expense of Pavement: N/A

Similar measures:

iii. Generation of Nuisances

Noise: none

Dust: none

Odor: none

Vibration: none

Glare: none

Smoke: none

Litter: will be removed by owner

Other Nuisances: none

iv. Unusual Physical Characteristics of the Site

Size & Shape of the lot:

Topography & Soils:

N/A

v. Mitigation of Impacts

Landscaping & Fencing:

Other Design Elements:

2) Municipal Facilities Will Not Be Overburdened

i. Traffic Movement in and out of site:

ii. Pedestrian Safety Facilities: none required

iii. Capacity of Street Network:

N/A

iv. Capacity of Public Sewer & Water if used:

N/A

v. Capacity of Storm Water System if used: parking area gravel

3) Natural Characteristics of Site won't cause undue Environmental or Neighborhood Harm.

Topography:  Will  Won't

Drainage:  Will  Won't

Relationship to Ground/Surface Waters or Flood Plain:  Will  Won't



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

Date: 1-17-23

Name: Tim Skeels

Map-Lot: 203/019

Location: 39 Atlantic Highway (Rt. 1)

Request: Apartment Unit overlook

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: walkway from entrance to the apartment must be clear & lead to parking area

3) Hours of Use: \_\_\_\_\_

4) Buffering and Screening: \_\_\_\_\_

5) Utility improvements: \_\_\_\_\_

6) Performance Guarantees for off-site improvements: \_\_\_\_\_

Additional Conditions of Approval: must have 2 layers of 5/8" fire rock walls to meet show firewall requirement must install self closing self latching fire doors interior window to shop installed must be fire rated

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: 1/17/2023

Signed by (Print Name): Joanne Richards, Chair

Capacity: moved Richard Kortright and Kim Matthews vote 5-0