

**Thomaston Planning Board**

**June 20, 2023**

**Minutes**

**Public Present:** Claudi Rosti, John Fancy, Merritt Carey, Maine Working Homes, Lindsey Junkins.

**Board Present:** Chair Joanne Richards, Kim Matthews, Richard Kortright, Will Eustis, Virginia Blanchard, Recording Secretary Donna Culbertson.

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

2. Request of Maine Working Homes 31-33 Booker St. LLC represented by Merritt Carey for Review for a Sub-division at 31-33 Booker Street (Map 105 Lots 225 and 227) (R3 Urban Residential District) per Article III Land Subdivision Section 723.

Continuation of the project at 31-33 Booker Street. Sewer and water have been located. They both run along the driveway. Discussion on the 3 units in the back having underground power. The line to the main house (Victorian) is grandfathered. There have been concerns regarding the property lines. Shrubs will be installed as a buffer between the houses on Valley Street and the new subdivision. Moving ahead with all other plans that have been approved thus far. A site walk has been scheduled for Friday, July 14<sup>th</sup> at 9 am with Merritt Carey and the Board.

4. Consideration of a Conditional Use Request submitted by Jessica Shepard, 41 Fluker Street, Thomaston, DBA The Uproot Pie Co., 9 Green Street for a restaurant per 712A.4.16 ( Map 105, lot 095) (Village Commercial District)

Jessica presented to the Board her plans for the carriage house located on her property. 20x30 sq. ft. 6 parking spaces. Semi-private events. Hours will be 2-4 hours at a time. Weds, Thurs, Fri, and Saturdays.


Possibly Sundays for a meeting space. She will be getting a liquor license from the State for parties.

**ACTION: Motion made by Kim Matthews, seconded by Will Eustis to approve the application for Jessica Shepard to operate events from her carriage house. Additionally she must get all local and state licenses and approvals. She was advised to not use the stove until the proper hood was installed.**

**VOTE: 5-0.**

The meeting was adjourned at 7 pm.

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Chair Joanne Richards

  
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Recording Secretary Donna Culbertson

Moved Kim Matthews    2<sup>nd</sup> Richard Kortright    Vote 5-0