

Minutes January 23, 2024, Planning Board Meeting

Board Members Present: Joanne Richards, Chair; Kim Matthews, Vice Chair; Will Eustis, Richard Kortright, Claudia Rosti, 1st Alternate.

Others Present: Rene Dorr, CEO; Daryl Hahn, Comp Plan Ad Hoc Committee Co-Chair; Peggy McCrea Comp Plan Ad Hoc Committee Co-Chair; Peter McCrea, Cindy Bertocci; Jonathan Eaton Thomaston Green Park Ad Hoc Committee Co-Chair, Zel Bowman-Laberge, Thomaston Green Park Ad Hoc Committee Co-Chair

The meeting was opened by the Chair at 6:00 pm

The Board reviewed the request of J&D Property Management for Conditional Use Apartment Unit at 64 Old County Road, Map 204, Lor 099 in the R1 Residential District per LUO Section 710.4.2. The firm wishes to convert an existing gazebo into a studio apartment. There is public water and sewer available as well as adequate parking. Following discussion Kim moved and Will seconded to approve the request of J&D Property Management with no Conditions, vote 5-0-0.

It was moved, seconded, and approved 5-0 to close the meeting.

The Planning Board Workshop was opened by the Chair.

Joanne explained that the Board will be hearing proposals for LUO Amendments with each group assigned a day to present their amendments for discussion and asked which dates would be most advantageous for each group. The following dates were agreed upon:

Jan 30 Comprehensive Plan Ad Hoc Committee to present proposed amendments.

Feb 7 Thomaston Green Park Committee to present proposed amendments to R3A and Park.

The timeline for completion of the LUO Amendments is as follows:

Feb 13 Meet to discuss those amendments presented to date and others brought by the CEO and Board

Feb 20 Continue discussion of and approve language of those Amendments presented to date

Feb 27 Finalize and approve Amendments to send to Select Board

Mar 12 Public Hearing on Approved Amendments

Joanne then reminded the board of the Affordable Housing legislation and concerns regarding TR3 as our Growth Area. She also mentioned the other legislation being proposed for this legislature as it pertains to town zoning and housing. She will continue to monitor the situation and bring updates to the board.

The meeting was adjourned.

Respectfully submitted

Date January 23, 2024

Joanne Richards, Chair

Approved as Amended February 20, 2024 Moved Richard Kortright 2nd Kim Matthews Vote 4-0