

Minutes February 7, 2024, Planning Board Workshop

Board Members Present: Joanne Richards, Chair; Kim Matthews, Vice Chair; Virginia Blanchard

Members Excused: Will Eustis, Richard Kortright, Claudia Rosti, 1st Alternate.

Others Present: Rene Door CEO, Jonathan Eaton Thomaston Green Park Ad Hoc Committee Co-Chair, Zel Bowman-Laberge Thomaston Green Park Ad Hoc Committee Co-Chair; Alan Blake Thomaston Green Park Ad Hoc Committee Member

The Workshop was called to order at 6:00 pm by the Chair.

Jonathan Eaton presented the Thomaston Green Park Committee request for LUO Amendments. A very good discussion of the pros and cons of each was held. The board DID NOT approve the following requested boundary changes for the R3A district:

- Incorporate the 1.4 acres of town-owned land at the south edge of Lot 015, Map 101--between the railroad right of way and the river—into the southern edge of the Thomaston Green Park. This piece is zoned Resource Protection. Reason: All land along the St George River from the Warren Bridge to the Wadsworth Street Bridge are in Resource Protection to safeguard the integrity of the river.
- Rezone Lot 016, Map 101—the State-owned garage on the east side of Ship Street—from R3 to R3A, so that any structure built there in the future will conform to R3A building standards. Reason: we can not arbitrarily move lots from one district to another with out the written approval of the land owner. Advised committee to reach out to the State to get permission then return next year.
- Rezone the half-acre portion of Lot 010, Map 101—the portion of the Ka Chai property south of the Town-owned William King Street right of way—from R3 to R3A for the same reason. Reason: this land is already in R3A

Both the Planning Board members and the Thomaston Green Park Committee members will work on a rewrite of the Purpose for R3A and bring suggestions to the next workshop for review and agreement on new Purpose.

A review of the Permitted and Conditional Uses of R3A ensued. Joanne will write out the changes and bring back to the board for final approval.

The meeting was adjourned at 8:00 pm.

Feb. 7, 2024

Respectfully submitted

Date

Joanne Richards, Chair

Approved as Amended February 20, 2024 Moved Kim Matthews 2nd Virginia Blanchard Vote 3-0