



## Minutes Planning Board Public Hearing March 12, 2024

Board Members Present: Joanne Richards, Chair; Kim Matthews, Vice Chair; Virginia Blanchard, Will Eustis, Claudia Rosti, 1st Alternate; Kathy Derene, 2<sup>nd</sup> Alternate.

Others Present: Rene Door CEO, Peter Lammert, Select Board member, Kathleen Norton, Thomaston Green Park Committee member.

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

Joanne Richards, Chair, read with permission from Kathleen Norton, a letter Ms. Norton had sent the Board which included Joanne's responses to the concerns and questions Ms. Norton voiced in the letter.

Joanne read the proposed amendments to Section 704 Administration, 704.1.5 Conditional Use Permits. There were no comments from those present. Kim Matthews Moved, Richard Kortright 2<sup>nd</sup>, to approve, the vote was 5 for 0 against.

Joanne read Sections 707.4, 707A.4, 708.4, 709.4, 710.4, 712.4, 712A.4, 713.4, and 714.4 Conditional Uses and explained the need to have the terminology match 704.1.5 as amended above. There were no comments from those present. Richard Kortright Moved, Kim Matthews 2<sup>nd</sup>, to approve, the vote was 5 for 0 against.

Joanne read the Proposed Amendments to R3A, Purpose. There was a good discussion between the Board and those present regarding the wording of the Purpose, the boundaries, the name of park and other concerns. The Proposed Amendment R3A Purpose was amended to address some of these concerns by adding (*currently known as Thomaston Green Park*) following *of the District* in the first line of the second paragraph and correcting the spelling of *linking* and *allée*. Virginia Blanchard Moved, Kim Matthews 2<sup>nd</sup>, to approve, the vote was 5 for 0 against.

Joanne read the Proposed Amendments to R3A Permitted and Conditional Uses. There was a discussion and clarification of what an apartment unit was as opposed to apartment building and a discussion on why Recreational Facility or Recreational Activity was a Conditional Use and not a Permitted Use. It was explained that recreational facilities that might be added to the park such as a pavilion would need oversight as to its placement and size so it would not impair or reduce the actual area for recreational activities. Virginia Blanchard Moved, Kim Matthews 2<sup>nd</sup>, to approve as amended, the vote was 5 for 0 against.

Joanne read the Proposed Amendment to 707A.6 Standards. Clarification was requested and given as to the increase in the lot area. Will Eustis Moved, Richard Kortright 2<sup>nd</sup>, to approve, the vote was 5 for 0 against.

Joanne read the Proposed Amendment to 716.9 Noise Abatement. The section is completely rewritten to now be Noise and Vibration. There was a very good discussion resulting in minor changes to the amendment. Richrd Kortright Moved, Will Eustis 2<sup>nd</sup>, to approve as amended, the vote was 5 for 0 against.

CEO Rene Dorr informed the Board that the State of Maine is not approving the 2018 IRC but is working on approving the 2021 IRC therefore the Article to adopt the 2018 IRC has been removed.

Joanne read the Proposed Amendments to Chapter 10 Definitions. A very good discussion was had regarding Government Uses and Building and it was decided to add *Federal, State or* before municipal. A discussion of the meaning of Recreational Activity resulted in the removal of *such as sports activities*. A spelling error was corrected in Sprawl. Kim Matthews Moved, Richard Kortright 2<sup>nd</sup>, to approve as amended, the vote was 5 for 0 against.

Joanne will send these Planning Board approved Proposed Amendments to the Town Clerk and request they be given to the Select Board and asks that a Public Hearing be called by that body to consider said amendments.

The meeting was adjourned at 7:30 pm.

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Respectfully submitted

Joanne Richards, Chair

March 12, 2024

Date

Approved May 21, 2024