

Li mington Planning Board
Minutes of Meeting
Held
October 7, 2014

The meeting was called to order at 7:05 p.m. by Vice Chair, Pete Langevin, at the Li mington Municipal Complex. Members present: Pete Langevin, Jeff Amatrudo and Howard Allen.

Members absent: Joyce Foley, Stanley Hackett and Debra Black.

Staff present: Ron Phinney, Code Enforcement Officer, and Donna Sawyer, Planning Board Secretary.

Others present: Joe and Betty Dsanza, applicant, and Bonnie Lord.

Public Hearing for Application for Conditional Use Permit to construct a 3,000 sq foot of gross first floor area for a garage/ barn, Map R1, Lot 4, 126 Doles Ridge Road, requested by Joe and Betty Dsanza

Vice Chair, Pete Langevin, opened the Public Hearing and asked Joe Dsanza to come forward to speak briefly about his application. He said he has highlighted the plans that show where the 2 shed roofs will be added to a building (garage/ barn) that he has already received a building permit to build. With the construction of these roofs he is adding another 1,000 sq. ft. to the project. He is asking for that approval tonight.

Bonnie Lord, a member of the public, came forward and read the legal ad that appeared in the Shopping Guide stating 3,000 sq. ft. Donna Sawyer, Secretary, clarified why the Board was approving only 1,000 sq. ft. tonight.

Alternate Member, Howard Allen, asked for clarification if the additional roofs had to have a foundation under them to be considered a structure? Ron Phinney, Code Officer, said they are going to be built using pilings in the ground and once that fact was established, the hearing resumed. Bonnie Lord approached the podium and said she is very much interested in the environment and was concerned that any runoff from gasoline, oil, etc. be handled appropriately.

Pete Langevin said the public hearing was closed as there were no more questions from the public.

Pete Langevin explained that the Planning Board must review the **Standards Applicable to Conditional Uses on page 50** of the Li mington Zoning Ordinance. He read through the Standards as follows:

6. G 1. It shall be the responsibility of the applicant to demonstrate that the proposed use meets all of the following criteria. The Planning Board shall approve the application unless it makes written findings that one or more of these criteria have not been met:

G 1

A The use will conserve shore cover and visual, as well as actual, access to water bodies.	Does not apply. No water bodies.
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B Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance.	Not applicable
C The site design is in conformance with all municipal flood hazard protection regulations.	Not applicable
D Adequate provision for the disposal of all waste water and solid waste has been made.	Not applicable
E Adequate provision for the transportation, storage and disposal of any hazardous materials has been made	Not applicable
F A storm water drainage system meeting State standards shall be installed	Not applicable
G Adequate provisions to control soil erosion and sedimentation have been made.	Not applicable, per code officer, well sodded lot where construction is taking place.
H There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.	Meets, water available on exterior of bldg
I The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties, including public areas, from detrimental features of the development, such as noise, glare, fumes, dust, odor, adverse visual impact, and the like.	Not applicable, does not apply
J All performance standards in this Ordinance, applicable to the proposed use will be met.	Meets, storage of farm implements
K The use will not result in unsafe or unhealthy conditions.	Meets
L The use will not have an adverse impact on natural beauty, historic sites, or rare and irreplaceable natural areas	Not applicable. Front of bldg will have a colonial look matching the homestead

Vice Chair, Pete Langevin, then moved to **Article 11, Performance Standards - General Requirements**. Vice Chair, Peter Langevin, said the Board is required to review the Standards. See below

A1 - Access to lot	Meets, access is via Dbles Ridge Road
B - Air Emissions	Not applicable
C - Buffer Areas	Does not apply
D - Explosive materials	Does not apply
E - Disposal of Noxious Materials	Does not apply
F - Above ground storage	Does not apply.
G - Storage tanks	Does not apply
H - Glare	Meets, one exterior light and cannot be seen by abutters
I - Landscaping	Meets, landscaping will blend with current conditions
J - Noise	Not applicable, not a commercial business
K - Off Street Parking	Not applicable
L - Refuse disposal	Not applicable
M - Street construction	Not applicable
N - Sanitary provisions	Not applicable

O - Setbacks & screenings	Not applicable
P - Signs	Not applicable, non business use
Q - Soils	Not applicable
R - Soil erosion	Does not apply
S - Storage of materials	Not applicable
T - Storm water management	Not applicable
U - Timber harvesting/ clearing	Not applicable
V - Toxic & noxious discharge	Not applicable
W - Traffic impacts & street access	Not applicable, using existing access to property
X - Water quality	Not applicable
Y - Water supply	Not applicable
Z - Cemetery/ burial sites	Not applicable

Jeff Amatrudo made a motion to approve this project for the construction of 2 shed roofs for an additional 1,000 sq feet as shown on plan for a garage/ barn as presented by the applicant. Howard Allen seconded the motion and all in favor.

Mildred Lane Property, Map R14, Lot 23

Ron Phinney, Code Officer, told the members he had invited Brian Leavitt, owner of Leavitt Earthworks, to come to the meeting to talk about his interest in the gravel pit off Mildred Lane.

Brian Leavitt, owner of Leavitt earthworks, came forward and said he is interested in mining material from the pit at the end of Mildred Lane and wished to build a new building to house his operation.

Ron Phinney, Code Officer, told the members that the previous owner, Limington Sand & Gravel, had let his bond lapse, failed to pay annual fee of \$400 to keep the pit operational and is in arrears on taxes for the property. Ron stated that all of those items needed to be paid before Brian Leavitt could operate the pit.

Brian Leavitt said he has been in contact with Mark Sibbens and he has submitted a check in the amount of \$250.00 for the permit. Brian also said he is here tonight to introduce himself to the Board and to let us know there will be an application coming.

Howard Allen asked how long the pit has been inactive and Ron replied about 4 years.

Brian has engaged SYT Design to update the plans. Brian gave the members copies of the plans. It was decided to hold a site walk of the area on Saturday, October 11 at 8:00 a.m. The Board did not accept an application tonight.

Discussion then moved to timing for accepting the application, lapsed payment of fees, construction of a building by Leavitt Earthworks, etc.

Meeting Minutes of September 16, 2014

Jeff Amatrudo made a motion to accept the minutes of September 16 and Pete Langevin seconded. All in favor.

Meeting adjourned at 8:14 p.m. These minutes were prepared by Donna Sawyer, Secretary to the Planning Board.