

**Limington Planning Board
Meeting Minutes
June 21, 2016**

The meeting was called to order at 7:02 p.m. by Joyce Foley, Chairman of the Board, at the Limington Municipal Complex. Present: Joyce Foley, Tom Witkowski, Pete Langevin and Stanley Hackett.

Members absent: Debra Black, member, Howard Allen, alternate member

Staff Present: Donna Sawyer, Secretary to the Planning Board

Others present: Deanie and Verne Blake, Patrick Malia, Miriam and Carl Burnham, Mike Hanson, Bonnie Lord McLaughlin, all of Limington and Michael LaLonde of Limerick.

Public Hearing for Hillcrest Subdivision, (3 lots) Map R10, Lot 89B, Cape Road North, Verne Blake, Applicant

Joyce Foley, Chair, opened the meeting and said the first item tonight will be a public hearing for the Hillcrest Subdivision located on Cape Road North (Rte 117). Mr. Michael LaLonde, land surveyor, displayed the Final Plan for the subdivision. He said it is for 3 lots, located about .7 of a mile from the intersection of Sokokis Avenue and Cape Road. He said Lot 1 is bigger than the other 2 lots because the potential buyer may want to build a duplex.

Chair Foley opened the discussion for questions from the public. Bonnie Lord McLaughlin came forward and asked what the design of the homes might be? Mr. LaLonde said there will be a deed restriction that no mobile homes will be placed on the lots and that requirement is noted on Note 10 on the final plan. Other than that, there will not be deed restrictions on what the homes will look like. Ms. McLaughlin asked about runoff and Mr. LaLonde said the lots are quite large, 2.78 acres each and they slope backwards. Runoff would be taken care of because of the slope.

Patrick Malia spoke next and said he lives across the street from Lot 3. He was concerned that clear cutting has been done on Lot 1 and asked why the Code Officer did not stop that excavation work? He asked if a tree buffer could be left in the front of Lot 3 when the lot is cleared and home is being built. Chair Foley said that could be a condition of approval but that the Board could not dictate what type of tree would be used. Mr. Malia asked if some existing trees could be kept as a natural buffer near the road.

Mr. Malia next asked about Driveway A and driveway B and what would be done with the land in back of the subdivision that Mr. Blake still owns? Mr. LaLonde said he put stakes in the ground in 2 places on Lot 3 so that the Maine Department of Transportation could review sight distances for location of the driveway between the 2 stakes. MDOT reviewed the sight distances and has given a letter to Mr. LaLonde stating that there is not a sight distance issue and they would approve a driveway entrance between the 2 stakes. Mr. LaLonde said the

owner is retaining 161.98 feet of road frontage for an entrance to his back lot land. For the time being nothing is planned for the back lot.

Discussion moved to where heavy equipment would park during construction or clearing of the lot 3. Mr. LaLonde said there is plenty of room for parking on the westerly side of the road because the area is flat there and it would not be in front of Mr. Malia's property.

Joyce Foley closed the public hearing and asked the Board members for questions. A member asked about setback requirements. Set back from the front is 75 ft. from the center line of the road and 30 ft on the sides and back.

Joyce Foley said it was time for a vote. She reiterated it is a small subdivision and there are no internal roads. She said the members chose not to do a sitewalk because all of the subdivision fronts on Cape Road and the members were familiar with the property. Mr. LaLonde distributed a copy of the Final Plan to each member.

Chair Foley reviewed the 2 waivers that the applicant is asking for. They are:

1. A waiver for Section 7.03.C4 for the soils report identifying soil boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accordance with USDA Soil Conservation Service National Cooperative Soil Classification, and
2. A waiver for 7.03.C8 which requires a soil erosion and sediment control plan designed to comply with the DEP's Best Management Practices. Because there is no infrastructure, construction excavation will be dealt with by each contractor working on each individual lot during construction and they must meet the State's Best Management Practices. Contractors will deal with the erosion and sediment control for any soil disturbed at that time'

In addition, each lot has a stipulation written into each deed that no mobile home will be placed on the lots.

Finally, there will be a natural buffer of trees left along the road frontage when lots 2 and 3 are cleared.

Tom Witkowski made a motion to approve Hillcrest Subdivision with the 4 stipulations listed above. Pete Langevin seconded the motion. All in favor and motion passed. Members will sign the mylars provided by the surveyor before leaving tonight.

Approval of Minutes of June 7, 2016

Tom Witkowski made a motion to approve the minutes and asked that 2 typos be corrected, one in the last sentence on page 1 and change Me. to Mr. in the middle of page 2. Pete Langevin seconded the motion. All in favor and motion passed.

There was no more business and the meeting adjourned at 7:31 p.m.