

**Limington Planning Board
Meeting Minutes
August 23, 2016**

The meeting was called to order at 7:08 p.m. by Joyce Foley, Chairman of the Planning Board, at the Limington Municipal Complex. Present: Joyce Foley, Tom Witkowski and Debra Black

Members absent: Pete Langevin, Stanley Hackett, members and Howard Allen, alternate member,

Staff Present: Donna Sawyer, Secretary to the Planning Board

Others present: Mike Hanson, Carol Saucier, both of Limington and Michael LaLonde of Limerick.

Sketch Plan for Town Pound Subdivision, Map R10, Lot 89, Cape Road North, Michael Hanson, Applicant

Joyce Foley, Chair, opened the meeting by saying the purpose of the meeting was to accept an application for a 4-lot minor (or major) subdivision on Cape Road, more specifically on map R10, Lot 89, located in the Rural Zone. There will be no internal roads within the subdivision and access to the lots is via Cape Road (Rte 117). Tonight the board will accept the sketch plan. Joyce Foley said the public hearing will be held on September 20 at 7:00 p.m. at the Limington Municipal Complex. Joyce said the \$150 fee has been paid by the applicant.

Chair Foley asked for the owner's representative, Michael LaLonde, to come and give more specifics about the plan. Lots 1 and 2 are located on Cape Road (route 117) and each lot is between 3 and 4 acres. The topography slopes back from the road about 3.5 percent. There was discussion about whether or not a lot already sold should be included on the plan. He said he had a copy of the deed to that property which recently sold. Mr. Lalonde also said he had an Easement Deed that gives the residents a 50 foot wide right of way that had been signed by everyone who lives on the Governor Black Road to use the road.

Mr. Lalonde showed the location of the driveway for the lot already sold. Joyce Foley quickly reviewed items that the planning board would use for review of this subdivision application if it would be considered a major subdivision.

Mr. Lalonde also pointed out that lot 3 on the plan has an easement held back by the owners in case a fire pond is needed to be constructed in the future.

Debra Black made a motion to accept the application and Tom Witkowski seconded the motion. All in favor and motion passed.

The board decided that a site walk was not needed. The applicant is asking for 2 exceptions. They are: waiver from preparing a high intensity soils report and dispensing with a soil erosion and sediment control plan because there will be no construction for internal road.

Approve Minutes of 6/21/16 Meeting

The members reviewed the minutes of 6/21/16. Joyce pointed out 2 typos on page one and Debra asked that a typo be fixed in the 4th paragraph. Tom Witkowski made a motion to accept the minutes with those changes noted and Debra Black seconded.

The meeting adjourned at 7:24 p.m.