

**Limington Planning Board
Meeting Minutes
March 7, 2017**

Draft Copy of Minutes

The meeting was called to order at 7:02 p.m. at the Limington Municipal Complex.
Planning Board members present: Joyce Foley, Chairman, Tom Witkowski, and Stanley Hackett

Members Absent: Pete Langevin

Staff present: Donna Sawyer, Secretary, Norman Hutchins, Code Officer

Others present: Jason Weymouth, Gerary J. Mirabile, Adam Marquis, Central Maine Power, Heather Storlazzi Ward, James Boyle, of Boyle Associates, Westbrook.

Agenda Items:

1. **Central Maine Power – Map R14, Lot 33.3 and Lot 32**
Discussion of future construction by CMP
2. **Discussion of Shoreland Zoning Ordinance update**
By Stan Hackett
3. **Approval of Minutes**
1/17/17 Minutes
2/21/17
4. Other

Central Maine Power – Map R14, Lot 33.3 and Lot 32

Chairperson, Joyce Foley opened the meeting by saying that staff members from Central Maine Power and Boyle Associates were present. They have not submitted a formal application to the Planning Board and are here tonight to ask pertinent questions for a forthcoming application to replace existing CMP substation at Map R14, Lot 33.3.

CMP will need to pay an application fee of \$150 and submit a complete application before the Planning Board can consider their application.

Foley said whatever discussion there is tonight and answers do not preclude an approval. This appearance tonight is to hear your questions regarding the town's Ordinance.

James Boyle, owner of Boyle Associates, stepped forward and said his firm is working for CMP for this substation project. Tonight he was looking for clarification in some parts of Limington's Ordinance before they submit an application.

Mr. Boyle started by referring to section 9.I.B in the Ordinance, and specifically asking about the definition of impervious surface saying it is not defined in our Ordinance. Mr. Boyle said that DEP has a definition that was given to Central Maine Power in 2008 and that number is 55%. He explained the runoff curve goes from 0 to 100; runoff at 0 means all runoff permeates through the surface material. For instance, woods can be 45 to 83% and runoff is determined by soil types as to how much flows through. He further explained sand, lawns, compacted gravel and paved surfaces.

The Chair read her definition of impervious and pervious. Because our Ordinance does not have a definition of impervious, she felt the State's definition would be acceptable, if the other members agreed. James Boyle asked a CMP representative to come forward. Geary J. Mirabil, Environmental Manager at CMP, came to the podium and said if the Town accepts that the curve number of 55% would qualify as impervious it would be acceptable to them. He further explained the materials used in the base pad, i.e., gravel, sand, etc. It was agreed to use 55%.

Next question concerned a hydrogeological study. Mr. Boyle said that it is an expensive study. Joyce Foley, Chair, said it was her understanding that a hydrogeological study had been done. However, the Board would need to research this item. Mr. Boyle said CMP could review their own files to see if a study was done when the current substation was built. Mr. Boyle continued by saying that hydro geologic studies are done for subdivisions to check septic system runoff and drawing water for wells. It was left that they will search existing files and that the Board would do the same.

Their question 3 is the location of the aquifer protection zone boundary. They are scaling it off the official Shore Land Zoning Maps but they want to know if that is correct. There is a discrepancy between the Ordinance in the way it is written and where the line is actually drawn on the map. Joyce Foley said the Board would take the Code Officer's advice on the drawing on the plan.

In summary, what the surveyor has done is show the aquifer protection zone exactly as it was shown on the Maine Geological maps and he did not add another 300 feet to the north.

The last issue with this lot is in the commercial district and then there is the Shoreland zone which is 250' from the pond. The Shoreland Zoning Map calls it Rural Residential on the overlay. The Board agreed it would be considered Commercial Zone. With that, the Board answered all of Boyle Associates' questions.

Minutes 1/17/17 and 2/21/17

Joyce referred to item No. 4 on the approval for Town Pound Division. Donna will add the words "Town Pound Division". Both sets of minutes were approved unanimously.

Next, the members reviewed the updated list of members and Joyce made several corrections. Donna will make changes and distribute a new list.

Continuation of Ordinance Review

Joyce noted that in the Definition Section of the Ordinance, we need to add impervious and pervious definitions. Stanley will get the definition from the State. Noxious and Toxic also need to be added in the Definition section and Stanley will obtain those too.

Joyce Foley moved to Shoreland Zoning next. The secretary distributed the copy that showed where the Board had made revisions previously. Stanley told the group he has the updated Shoreland Zoning Ordinance from the State and he will add a few more changes for Donna to update. Once that is done, Donna will forward another document that shows all of Stanley's changes and the Board will discuss them at our next meeting on April 4.

The discussion moved to Article 9 – Aquifer Protection Zone, page 88, and Joyce Foley led the discussion to begin review. The following items need to be changed:

- Section 9.M should be removed because it is governed by the Bureau of Forestry.
- Keep section 9.N
- Need to correct language in 11.P regarding illumination of signs. Joyce said she was advised by MMA to review wording from other towns. Joyce will contact other towns and do necessary research.
- 11.U – Timber Harvesting and Lot Clearing needs to be removed as it is controlled by Bureau of Forestry.
- 11.U.2 – Clearing of Vegetation for Development will stay.
- Under Section 12.C.2.F, page 122, The site shall comply. . . change State Chapter 183 SS1 to “Title 30-A, Chapter 183”.
- In 12.H.4.A – Performance Standards, add ‘Shall adhere to Best Management Practices’ and it was decided to add it before 12.H.4.A. section with a stand alone sentence. The sentence will read: “All activity shall adhere to Best Management Practices.”
- Section 12.M. – Manufactured Housing – this section needs a complete review
- Review 14.B. Proceedings of the Board of Appeals, add under 14.C.3 to read “Interpretation of the Ordinance as they pertain to the Appeals process.

The Board reviewed the Ordinance through Article 16 – Amendments. Changes noted above will be incorporated in the Ordinance, if approved vby the town via referendum in November..

There being no more business the meeting adjourned at 8:45 p.m. These minutes were recorded and typed by Donna Sawyer, Planning Board Secretary.