

**Limington Planning Board
Meeting Minutes
October 2, 2017**

The meeting was called to order at 7:03 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Stanley Hackett and Tom Witkowski, and Ernie Allard

Members Absent: Pete Langevin

Staff present: Donna Sawyer, Secretary to the Planning Board, Norman Hutchins, Code Officer

Others: Lisa and Sophia Cassetta, David Tripp and Devin Fahie.

Agenda Items::

1. Public Hearing for Conditional Use Permit for Snickerdoodles, Map R14, Lot 17, 166 Ossipee Trail. Applicants: Lisa and Sophia Cassetta.
2. Application for 8 lot subdivision on Mill Turn Road
3. Approve 09/18/17 meeting minutes
4. Review the Sign Ordinance section.

Public Hearing

Chair Foley welcomed everyone to the meeting and said the first item of business was a public hearing for Snickerdoodles who wants to move to 166 Ossipee Trail. David Tripp came before the Board and said he lives at 160 Ossipee Trail which is next door to the new location for Snickerdoodles. He was excited to have the building occupied and welcomed them to the neighborhood.

Lisa Cassetta, applicant, spoke next. She said she is asking for approval to move the coffee shop to 166 Ossipee Trail. There were no more comments and Joyce closed the hearing and asked board members if they had questions. Joyce stated that Lisa had submitted a hardship request asking that the requirement for a second bathroom be waived. Stanley Hackett made a motion to wave the construction of a second bathroom and Tom Witkowski seconded it. All in favor and motion passed.

A sitewalk was held on September 26 at 4:30 p.m.

The applicant has submitted additional information as requested by the Board at their September 18th meeting. They are floor plan for the coffee shop and the basement apartment and they have been given to the members.

Joyce Foley explained to Lisa that the Board has a set of guidelines that the Board uses when making decisions for Conditional Use Permits. Joyce moved to Page 50 of the Land Use Ordinance, Section 6.G. – Standards Applicable to Conditional Use.

She read the following:

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.	Not applicable
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.	Yes they have met all requirements and only first floor will be used.
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, no hazardous waste generated.
F A storm water drainage system meeting State standards shall be installed.	Not applicable, already approved site
G Adequate provisions to control soil erosion and sedimentation have been made.	Not applicable. No construction.
H There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.	Yes, drilled well will supply water.
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.	Applicant will plant flowers/shrubbery in front of building. No other landscaping is needed.
J All performance standards in this Ordinance, applicable to the proposed use will be met.	They will be met.
K The use will not result in unsafe or unhealthful conditions.	Meets, there will be no unhealthy conditions generated by applicant.
L The use will not have an adverse impact on	Not applicable; not an

natural beauty, historic sites, or rare and irreplaceable natural areas	historic site.
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Article 11, Performance Standards – General Requirements of the Ordinance beginning on page 96. Chair Foley said the Board is required to review the Standards and she read the following:

A - Access to lot	Meets, it is a previously approved site.
B - Air Emissions	Not applicable.
C – Buffer Areas	Not applicable, buffering already addressed.
D – Explosive materials	Not applicable
E – Disposal of Noxious Materials	Not applicable.
F – Above ground storage	Not applicable because there is no noxious materials used.
G – Storage tanks	Not applicable, none on site.
H - Glare	Meets, at night the existing lighting under awnings will be used. No other exterior lights will be added.
I – Landscaping	Flowers/shrubs will be used in front of building.
J – Noise	Not applicable
K – Off Street Parking/ Loading- unloading	Meets, parking plan submitted. All deliveries will be via the right side of the building utilizing existing entrance.
L – Refuse disposal	Meets. Applicant composes much of her waste.
M – Street construction	Not applicable, no construction to take place..
N – Sanitary provisions	Meets.
O – Setbacks & screenings	Not applicable
P – Signs	Applicant will use existing sign space. Lighting on top of current sign will be removed. No banners or streamers can be used.
Q - Soils	Not applicable, no building taking place.
R – Soil erosion	Not applicable, no building taking place..
S – Storage of materials	Applicant will not be storing any products outside..
T – Storm water management	Not applicable.
U – Timber harvesting/clearing	Not applicable.
V – Toxic & noxious discharge	Not applicable.
W – Traffic impacts & street access	Already addressed.
X – Water quality	Not applicable.
Y – Water supply	Meets. Well on site..
Z – Cemetery/burial sites	Not applicable

There was no more discussion and the Board did not impose stipulations. A motion was made by Tom Witkowski to approve the project and Stanley Hackett seconded the motion. All in favor and motion carried.

Application for 8 Lot Subdivision – Mill Turn Road

Chair Foley said this application will be coming at our next meeting on October 16.

2018 Budget for Planning Board

Chair Foley said she will be going before the Budget Committee on October 10 and she has prepared a draft copy of the budget for review tonight. She explained that the budget is \$2,000 less than 2017. She reviewed each line item. Total budget requested for 2018 will be \$5,920.

Minutes of September 18, 2017

Members reviewed the minutes as presented. Stanley Hackett made a motion to approve the minutes with one minor change and Tom Witkowski seconded the motion. All in favor and motion passed.

Continue review of Sign Ordinance

Chair Foley handed out written material concerning commercial signage that Stanley Hackett had obtained.

The remainder of the meeting was devoted to review of the sign ordinance beginning on page 105. Joyce began by reviewing Stanley's handout. Stanley Hackett is responsible for incorporating the changes into our Sign Ordinance. Once the review is done and typed in final form, a public hearing will be held.

The meeting adjourned at 9:10 p.m. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Board.