

**Limington Planning Board
Meeting Minutes
November 6, 2017**

The meeting was called to order at 7:02 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Pete Langevin, Stanley Hackett and Ernie Allard

Members Absent: Tom Witkowski

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

Others: William Thompson, BH2M Engineer, Lindsay Dearborn, Dearborn Construction, Renee and Devin Fahie, Sebago Signworks and Charles Huntress

Agenda Items:

1. Public Hearing for Conditional Use Permit, for change of use, Sebago Signworks - Map R10, Lot 55, Applicants, Devin and Renee Fahie
2. Mill Turn Acres Subdivision, Map R8, Lot 21.1, - Continue discussion
3. Approve October 16, 2017 meeting minutes
4. Continue discussion and review of sign ordinance

Public Hearing for Sebago Signworks, Map R10, Lot 55 – Conditional Use Permit, Kevin and Renee Fahie

The public hearing opened with Kevin Fahie giving a brief overview of his sign business. He explained that he has outgrown his present location at his home. He has purchased property at 206 Ossipee Trail on Route 25 and wants to relocate to a larger space. His sign work comes from all over the country and he hires employees when needed. It is his desire to keep the business in Limington.

There were no questions from the public and Joyce Foley closed the hearing and asked if there were questions from the board members. Joyce asked Mr. Fahie to show her where his sign would be located. There were no more questions from the Board. Chair Foley 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

Land Use Standard	Board Finding
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 meets. There is a driveway on Rte 25.
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.	Yes, disposal of trash is with a local trash disposal company.
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 as there will be no construction.
H There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.	Yes, the applicant is in the process of having a well drilled.
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.	Adequate landscaping already exists on the site.
J All performance standards in this Ordinance, applicable to the proposed use will be met.	Yes, they will be met.
K The use will not result in unsafe or unhealthful conditions.	There will be no unhealthy conditions generated by this business.
L The use will not have an adverse impact on natural beauty, historic sites, or rare and irreplaceable natural areas	Not applicable.

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:

Performance Standard	Board Finding
A - Access to lot	Not applicable
B - Air Emissions	Not applicable.
C – Buffer Areas	Buffering already exists.
D – Explosive materials	Not applicable
E – Disposal of Noxious Materials	Not applicable.
F – Above ground storage	Not applicable.
G – Storage tanks	Not applicable.
H - Glare	This will be addressed when applicant brings in sign permit. Existing lighting on the exterior of building doesn't cause glare to neighboring property.
I – Landscaping	Landscaping already exists on site.
J – Noise	Not applicable
K – Off Street Parking/ Loading- unloading	Not applicable. There is adequate parking for employees.
L – Refuse disposal	Applicant has a contract for waste removal.
M – Street construction	Not applicable.
N – Sanitary provisions	Not applicable.
O – Setbacks & screenings	Not applicable.
P – Signs	This item will be addressed when applicant presents his sign permit.
Q - Soils	Not applicable, no building taking place.
R – Soil erosion	Not applicable, no building taking place..
S – Storage of materials	No outside material storage.
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; existing driveway.
X – Water quality	Not applicable.
Y – Water supply	Meets. Well being drilled on site.
Z – Cemetery/burial sites	Not applicable

Ernie Allard made a motion to approve a Conditional Use Permit for Sebago Signworks. Stanley Hackett seconded the motion. All in favor and motion carried.

Discussion about Mill Turn Estates Subdivision located at Map R8, Lot 21-1

Chair Foley thanked William Thompson of BH2M for coming back before the Board. Chair Foley said the Board did not vote at the last meeting on whether or not to accept an 8-lot conventional subdivision or a cluster lot subdivision. The Chair asked Mr. Thompson if the applicant had a preference and he told the Board the applicant wanted a cluster subdivision. He stated a cluster subdivision would allow 14 acres to remain undisturbed. Chair Foley asked the Board if they had a preference.

Pete Langevan asked about lot size, i.e. conventional verses cluster. The response was the lot size is the same for cluster or standard subdivision. Chair Foley asked for a motion. Ernie Allard made a motion to accept preliminary plans for the Mill Turn Subdivision to be laid out with 8 cluster lots. Pete Langevin seconded the motion. All in favor and the motion carried.

Chair Foley then asked Stanley Hackett to address the DEP permit requirements. Stanley said the DEP rules are vague. He said the subdivision may be big enough that it may need a storm water management permit. Stanley further stated that he felt the applicant needs to go forward and ask the DEP to send a letter stating the reason why or why not the permits are needed.

Chair Foley then read a statement from Amy Lemelin, Bureau of Land Resources, concerning the adjacent gravel pit. Her statement pertained to whether or not the gravel pit would be retained and active by the current owner or would it be offered for sale with the other 8 lots. If it is offered for sale, that would trigger more review. Mr. Thompson said the pit would be retained by the current owner. Mr. Thompson agreed to work with DEP regarding whether the storm water permit is needed.

Chair Foley asked that a letter from DEP be included when the Preliminary Plans are submitted to the Board.

Mr. Thompson next confirmed that a site walk is scheduled for 2:00 pm, Saturday, November 18 at the site. He will have the preliminary plans delivered on November 20 which is the date for the planning board meeting. A public hearing will be held on December 4.

Lindsay Dearborn, applicant, came to the podium and asked about the timing of the updated gravel pit permit. Stanley Hackett reiterated that the updated gravel pit permit be updated as the project moved through the approval process.

Chair Foley brought up the subject of fire protection for the subdivision. Mr. Thompson said there was a dry hydrant at Boyd pond and the applicant wished to use it for fire protection for the subdivision. Chair Foley asked Mr. Thompson to obtain a letter from Limington's Fire Chief on the use of the pond.

Stanley Hackett said that Boyd Pond is classified as a 'Great Pond' and the Board needs a letter if there is any structural construction for the dry hydrant.

Approve 10/16/17 meeting minutes

Chair Foley asked for an additional statement be inserted into the 10/16 minutes. Add the following to the minutes, Chair Foley asked if a DEP stormwater permit was needed and as well as any other state requirements. Mr. Thompson stated that the subdivision did not need DEP review.

There were no more changes and Ernie Allard made a motion to accept the minutes with the change requested by Chair Foley. Pete Langevin seconded the motion. All in favor and motion carried.

Sign Ordinance Review

The Board spent the remainder of the meeting discussing, reviewing and changing the sign ordinance as it pertained to illumination, sign size, location, etc. Much of the discussion pertained to a copy of a sign ordinance enacted by another town. Stanley Hackett gave background information as to why other towns around Limington are updating their sign ordinance.

Stanley Hackett recorded the changes to the ordinance and is responsible for updating the working copy used by the Board.

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