

**Limington Planning Board
Meeting Minutes
December 4, 2017**

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Stanley Hackett, Ernie Allard and Pete Langevin.

Members Absent: Tom Witkowski

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

Others present: Steve Blake, BH2M Engineer, Lindsay Dearborn and Ron Dearborn, Dearborn Construction, Gary and Judy Fullerton, Amanda and Brian Bouffard, Asherah Cinnamon, David Sliman, Bonnie Lord Laughlin, Susan Silvestri, Wanda Whitten and Ron Breazeale

Agenda Items:

1. Public Hearing for Preliminary Plans for Mill Turn Acres Subdivision, Map R8, Lot 21.1, - Preliminary Submission Plans
3. Approve November 20, 2017 meeting minutes
4. Continue discussion and review of Zoning Ordinance

Public Hearing for Mill Turn Acres Subdivision, Mill Turn Road – Map R8, Lot 21.1

Chair Foley said the first agenda item is a presentation of the preliminary plans for Mill Turn Estates Subdivision. She asked Steve Blake, engineer from BH2M, to come forward to tell the public about this subdivision. He said it is proposed to be an 8 lot cluster subdivision and he showed the 8 lots located on a public road to be built, Mavis Drive, and it will be about 600 feet long with a hammerhead at the end for service vehicles. The road will be 20 ft. wide when built. The remainder of land will remain open space. He said the road has been designed to public road standards with the hope that the town will take it over at a future date.

He referred to the copies of correspondence he gave to the Board members. He said DEP review time is about 30 days.

Judy Fullerton, an abutter, came to the podium. She said she has no problem with the subdivision. She brought up the following concerns: the abutters' lots are not correctly cited on the map submitted by the applicant, there is no internet on Mill Turn Road, she would like to see the lots bigger than an acre to keep the subdivision's character matching

other homes in the area and would like to have covenants similar to the restrictions at the Mill Turn Farms Subdivision. Next she asked if the homes would be built by one builder and Ronald Dearborn said the decision has not been made.

Bonnie Lord Laughlin spoke next and asked if the lots are accessed from Cape Road, where is Boyd Pond in relation to the subdivision, where will children get on and off the school bus, is the gravel pit active. Steve Blake, Engineer, pointed out Mill Turn Road and where Boyd pond was located, and, yes, it is an active pit.

Asherah Cinnamon came next and asked what decisions had already been made? Chair Foley said there is a process and tonight is the public hearing for the preliminary plans submitted by the applicant. The Planning Board has already voted to accept this subdivision as a cluster subdivision. Asherah Cinnamon asked about where do school children walk to get to school bus pickup. Answer is at the end of Mill Turn Road off Cape Road.

David Sliman, Cape Road resident, came to the podium next and asked if another subdivision might be built at a future date. Chair Foley said she did not know how much land would be available in this parcel for future development. She said that a buffer has to be maintained around the pit area. His other concern was how wide will the subdivision road be built? Chair Foley said the road will be built to town subdivision standards.

Chair Foley asked about providing a buffer strip facing Mill Turn Road moving the lots back 10 – 20 feet and also about trees on those lots nearest the road.

Judy Fullerton came before the Board again and asked if the Developer had brought in a plan for a conventional subdivision? Chair Foley indicated that the applicant had brought forth 2 plans and the Board voted to accept a Cluster subdivision.

Chair Foley told those present that the applicant has 6 months to come in with a final plan. The Planning Board tries to move an applicant's project along once all requirements have been submitted to the Planning Board.

Chair Foley asked the Board Members if they had any questions for the applicant. Steve Blake, Engineer, said he had spoken with the Fire Chief and he is waiting for a letter from the Chief.

Chair Foley asked if the Board has questions. Chair Foley asked about trees on the lots nearest to the road. Ron Dearborn came forward and said there were trees between the lots and the road but none of any significant size.

Ernie Allard made a motion to accept the Preliminary Plan as presented. Stanley Hackett seconded the motion and all were in favor. Motion passed.

Chair Foley said the Board expects the Final Plans to be submitted on December 18 and the public hearing on the Final Plans will be held on January 8, 2018. She noted that the approval of the Preliminary Plan does not mean approval of final plan is a given as new information could be presented that could mean further changes to the Plan.

Approval of Minutes of November 20, 2017

Chair Foley asked for changes in the first paragraph of page 2. She asked that “not be good for” removed and replaced with would “would be responsible for repairs”. She asked for the next sentence to be removed that began with, “The fire chief. . . “. She asked that Lindsey’s last name be added in the following sentence.

Stanley Hackett made a motion to accept the minutes of November 20 with the changes as discussed. Pete Langevin seconded the motion. All were in favor and motion passed.

Final review of Ordinance Changes:

Chair Foley spent the remainder of the meeting going over all of the changes made to the Zoning Ordinance.

Foley started on page 6 (Definitions) and went through the remainder of the Ordinance with changes page-by-page for the members present. All were in agreement with her changes as previously discussed over the last few meetings.

Before the meeting adjourned, Chair Foley reviewed all of the upcoming meetings of the Board. She said there will be a public hearing on December 18, 2017, of the changes as put forth in our Zoning Ordinance. The secretary will advertise the public hearing.

BH2M will present their final plan for Mill Turn Estates Subdivision on December 18, 2017 and a public hearing will be held on January 8, 2018, for the Final Plans.

The Board of Selectmen will hold a meeting on February 22, 2018, to extent the moratorium on Marijuana.

The meeting adjourned at 8:55 p.m. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Planning Board.