

**Limington Planning Board  
Meeting Minutes  
January 8, 2018**

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, Tom Witkowski, Stanley Hackett, and Pete Langevin.

Members Absent: Ernie Allard

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

Others present: Jennifer Sulewski

**Agenda Items:**

1. Final Plans submitted for Mill Turn Acres Subdivision, Map R8, Lot 21.1
2. Public Hearing for Limington's Zoning Ordinance changes
3. Approve December 4, 2017 meeting minutes

**Discussion of Mill Turn Estates Cluster Subdivision, Map R8, Lot 21.1, Millturn Road**

Chair, Joyce Foley, said tonight's meeting would be devoted to discussion of several items before the Planning Board. The first item for discussion is an informational package for the above referenced subdivision submitted to the Board today. The packet included 6 attachments providing detailed information for items that the Board had asked for before the Board could proceed.

Chair Foley proceeded for Mill Turn Estates discussion as follows:

**Discussion for Attachment 1 – Letter from the Limington Fire Chief**

A letter from Limington's Fire Chief has been received. The Chief states that the creation of 8 new housing lots will not create additional impact of the fire department.

**Attachment 2 – Fire Truck Turning Maneuver**

Chair Foley referred to a meeting held with Norm Hutchins, Limington Code Officer, Shawn Jordan, Michael Hartford, Limington Fire Chief and Steve Blake, Engineer BH2M representing the applicant. The applicant's Engineer, Steve Blake, submitted

several diagrams showing maneuverability for backing up a fire truck using the hammerhead as designed.

Norm Hutchins said the applicant has agreed to clear 20 more feet at the end of Mavis Drive and will add some gravel so that in the winter there would be sufficient area for snow removal and turning of large trucks.

**Attachment 3 – Correspondence from Maine Department of Environmental Protection:**

The project is not subject to a stormwater review because only .9 of an acre will be disturbed.

**Attachment 4 – Correspondence from the Maine Depart. of Inland Fisheries & Wildlife**

Chair Foley referred to the letter from John Perry, Inland Fisheries & Wildlife and it states that they have reviewed for endangered, threatened and special concern species and Essential and Significant Wildlife Habitats and concerns with the vicinity of Mill Turn Road subdivision. They have not mapped and Essential Habitats or fisheries habitats that would be directly affected by the project.

MDIFW addressed species of the bat that might be within the project area during migration and/or breeding season. However, they recommended that contact be made to the U.S. Fish and Wildlife Service could provide further guidance.

**Attachment 5 – Letter from Mark Hampton Associates re: potential vernal pools**

Chair Foley referred to Mr. Hampton's January 3, 2018, letter. Foley read from the letter as follows, "I have previously completed a vernal pool assessment of the property proposed for the Mill Turn Subdivision. I have been evaluating vernal pools for more than 15 years. . . . Letter further states. . ."I agree with the Town of Limington that vernal pools can only be evaluated for their significance at some time during the spring, when amphibians lay egg masses".

Chair Foley asked for discussion from the members. Stanley Hackett said the DEP's survey indicates it is a wetland on the site and a review should be done in the spring. Stanley further stated that there was an Army Corps of Engineers survey done in 2009 and with the drought seasons we have had the last 2 years the wetland may be reduced in size. Pete Langevin said there was no sign of wetlands when the site walk was held for the Board members and he believed the growth in the area was 5 or 6 years old and because of that growth in the area felt it was not wetlands. Discussion went back in forth amongst Chair Foley, Pete Langevin and Stanley Hackett and it was finally decided that the Board had enough information now to make a decision on whether or not wetlands exist.

Chair Foley read the section of John Perry, Environmental Review Coordinator from Dept. of Inland Fisheries & Wildlife, regarding vernal pools.

**Attachment 6 – Letter from Mark Hampton Assoc., Re: soil suitability for subsurface wastewater disposal**

Chair Foley read the letter from Mark Hampton to Lindsay Dearborn concerning soil suitability for subsurface wastewater disposal. It states that the soils on the proposed lots are some of the best soils for septic systems and there are multiple locations on each lot for locations for installation of a septic system.

Next, Chair Foley referred to the sheet of the Final Plan that shows the building envelope on each lot and the driveway locations. There were no questions with the final plan showing various locations of driveways, etc.

Chair Foley asked for any questions from the Board. She indicated that all of her concerns have been addressed. All members agreed that a public hearing could be held on February 5 and Chair Foley asked Norm Hutchins to call the applicant to let them know a public hearing will be held on February 5.

**Approval of December 18, 2017, Minute**

Stanley Hackett asked that a change be made to “3 foot wing on the plow” be changed to 8 feet. On page 3, 3<sup>rd</sup> paragraph change are to “is”. Next paragraph use this wording, “Stanley Hackett said the Great Ponds are the most at risk”.

Tom Witkowski made a motion to approve the minutes with the changes noted. Pete Langevan seconded the motion. All in favor and motion carried.

**General Discussion of Priorities and Goals for 2018**

Foley suggested reviewing the Subdivision Ordinance as it has been several years since the last review. As well, the Board needs to work on a marijuana ordinance.

Foley said the Selectmen will be holding a public meeting in late February regarding a marijuana moratorium and that it will be a joint meeting with the Planning Board.

An informal discussion the Board was held concerning Homeowners’ Association contract wording and how it impacted taxes.

The meeting adjourned at 8:37 p.m. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Planning Board.