

Town of Limington
Planning Board Meeting
October 2, 2023

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Members present: Joyce Foley, Bob Gervais, Pete Langevin, Darryl Hubbard, Victoria Kundishora and Grace Davis, alternate.

Staff present: Craig Galarneau, Code Enforcement Officer

Staff Absent: Donna Sawyer, Secretary to the Board

Others present: Jason Vafiades, Atlantic Resource Consultants, LLC, Jeremiah O'Brien and Mahmoud Kanj

Agenda

1. Expansion of Hidden Lake Village, Lots 30A, 31,33A – Jason Vafiades, Consultant
2. Workshop to discuss potential referendum questions
3. Approve Meeting Minutes of September 18, 2023
4. Other

Expansion of Hidden Lake Village, Lots 30A, 31, 33A

Jason Vafiades, Consultant for Hidden Lake Village, came to the microphone and said he is representing Hidden Lake Village, an existing mobile home park. Chair Foley explained the procedure the Board follows for a new application.

He referred to the shaded area of the plan given to the Board members and said the 5 new lots are shown on the plan. The new mobile homes are already in place in shaded areas. The shape of the new lots might be different than shown previously because of new septic systems that are shared with another mobile home unit. He said the new plan has reshaped shaded areas. At the next meeting he will present a final plan showing interior roads and all necessary details. There were some questions from the Board.

Darryl Hubbard made a motion to accept the application for expansion and Bob Gervais seconded the motion. All in favor and motion carried. Chair Foley told the applicant they will be the first Item on the agenda at 7:00 pm on October 16.

Discussion of adding an Airplane to Limington Airport near the Runway Restaurant

Chair Foley deviated from the published agenda and asked Mahmoud Kanj to come forward and explain his plans for bringing in an airplane 150 ft long and 50 ft. wide. Mr. Kanj showed the members a picture of a plane he wants to display at the airport. Mr. Kanj plans to install 3 cement pads to be used to support the plane. He plans to keep some of the seats inside.

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Foley asked for feedback from the Board members as to what would be required to safely display this machine. Planning Board members felt that a plane this large should have to go before the Board, especially if the owner plans to use it for some commercial use in the future. Mr. Kanj said he would work with the Code Enforcement Officer to prepare an application.

Workshop to discuss potential referendum questions

Next, Chair Foley moved the discussion to the printed sheet that she distributed via email to - 3 - | Page each member and the document is included in our packets tonight .It is titled “**Proposed changes to the Zoning and Subdivision Ordinances – 2023**”

Foley began reading the document. Foley suggested that the members vote on each item separately for items to include on the November ballot. See below. New language is printed in bold.:

Page 54 – 6.D.3.D. – Should read “eight (8) copies”

Chair Foley made a motion to accept this item and Victoria Kundishora seconded. All in favor, motion carried.

Discussion of Page 56 6.H.2 resulted in the changes listed in **bold** below:

- A. All necessary State permits shall be obtained by the applicant prior to the CEO issuing any **Building and/or Occupancy Permit**.
- B. No permits shall be issued until all the conditions of the **Notice of Decision** have been met.
- C. A bond shall be posted when deemed necessary by the Planning Board prior to any permits being issued.
- D. Time frames for meeting the conditions **will be determined**.

Chair Foley made a motion to accept the new language above and Bob Gervais seconded. All in favor and motion carried.

Page 59 – 6.K.3 should read “**eight (8) copies**”

Chair Foley made a motion to change 6.K.3 to read eight (8) copies. Bob Gervais seconded the motion. All in favor and motion carried.

Page 67 – on chart – f. Medical Marijuana Home Production – change it from CO to **Planning Board across the chart**.

Chair Foley made a motion to change under f to read Planning Board across the chart. Bob Gervais seconded the motion. All in favor, motion carried.

Page 75 – 8.H.2. Foundations – Correct the last line to read “8.H.2. Relocation, below” to read **8.H.4.**

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Chair Foley made a motion to change **8.H.2 Foundations to 8.H.4.** Victoria Kundishora seconded. All in favor and motion carried.

Foley moved to the Subdivision Ordinance

Page 34 – B.1. b. should read “**1,200 linear road frontage in feet**” to be the same as B.2. A. 1

It was agreed that Emile Braley review this item and the Cistern section.

Chair Foley moved to the **Junkyard** description that she forwarded to the Board on September 26. Foley asked the members to refer to the printed description included in their package tonight. Foley asked the members to review the September 26 email to them and come back with a revised **Junkyard** definition. The definition is listed below.

“**Junkyard**” means, “a yard, field, or other outside area used to store, dismantle or otherwise handle” debris, waste, scrap and materials and equipment of various types and classifications. 30-A M.R.S. § 3752(4). It can be argued that the references to “paper trash” and “waste” in this definition are broad enough to include the accumulation of household garbage in a person’s yard.

Also, Chair Foley said she will get a copy of the law, LD-2003, and send it to each member. Foley will then ask a representative from Southern Maine Regional Planning Commission (SMRPC) to assist the Board while drafting language for our Ordinance.

Foley reiterated the 3 items that need attention in the Ordinance. They are: Junkyard definition, LD 2003 law and _____ code. Could not understand what Joyce said here. Sorry???

The Code Enforcement Officer, Craig, presented a list of items he wished the Planning Board should add to our Ordinance. Chair Foley went to Page 70 in our Ordinance and suggested the Board add the following as Note E. It would read as: “**No Building permit shall be issued if there is a current land use or zoning violation**”. Chair Foley made a motion to add the language stated above in bold and Bob Gervais seconded. All in favor and motion carried.

Discussion went back and forth on adding Impact Fees and/or Growth Ordinance. Darryl Hubbard said he has paperwork on the Impact topic and he will bring it to the Board if he can find it.

Discussion moved to a business fee and consensus could not be reached among the members.

Discussion then centered around a definition of an “**An Air B&B**”. Chair Foley agreed to research the Air B&B topic and determine if it should be in our Ordinance in some form.

Minutes of September 18, 2023

There were no changes. Bob Gervais made a motion to approve the minutes as presented and Victoria Kundishora seconded. All in favor and motion carried.

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Meeting adjourned at 8:35 pm. These minutes were typed from a DVD because the secretary was absent.