**Limington Planning Board Meeting**

**Held**

December 16, 2024

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, Darryl Hubbard, Victoria Kundishora, Pete Langevin, Bob Gervais and Grace Davis

Staff present: Donna Sawyer, Planning Board Secretary and Craig Galarneau, Code Enforcement Officer

Others present: Earl Bunting, Betty & Joe Disanza and Chris Gillespie

**Agenda Items:**

1. 3-Lot Subdivision, 187 Doles Ridge Road, Map R-1, Lot 7 - Earl Bunting, Owner
2. Review Minutes of December 2, 2024
3. Other

**Bunting Subdivision**; Map R-1, Lot 7 at 187 Doles Ridge Road

Earl Bunting, owner of property at 187 Doles Ridge Road on Map R-1, Lot 7, said that he sold 2 lots from his homestead 2 years ago. Mr. Bunting is now ready to sell some of the remaining farmland to Matt Haskell of Blaze Brewing Company and before selling, it must be approved by the Planning Board

Chair Foley opened the meeting for a Public Hearing and Joe Disanza, 126 Doles Ridge Road, came forward. He is an abutter to Earl’s property and his question was about Blaze Brewery. The Chair told him it was all about a 3-lot subdivision tonight and there will be a meeting to discuss the brewery at a later date. There were no other comments/questions and Chair Foley closed the Public Hearing. Chair Foley asked if any Board member had a question and there were no more questions.

Chair Foley moved to Page 19 (subdivisions) in our Ordinance. She said that the Finding of Facts here are that Earl Bunting sold 2 lots 2 years ago and he wants to sell a third lot which will constitute a subdivision and require Planning Board approval.

Darryl Hubbard made a motion to approve the Buntings’ 3-lot subdivision as presented. Bob Gervais seconded the motion. All in favor and motion carried.

Chair Foley asked Earl Bunting to bring in a new plan for the Board members to sign and it will be the Final Plan.

**Review Minutes of December 2, 2024**

Bob Gervais wanted to have a sentence removed in the first paragraph under the Bunting Subdivision.

Victoria Kundishora made a motion to approve the minutes as amended. Bob Gervais seconded the motion. All in favor and motion carried.

**Other**

There was a quick discussion about solar farms. Craig Galarneau, Code Enforcement Officer, said that a solar farm applicant came in to have the Code Enforcement Officer sign a document about his solar farm project. Craig sent it to our attorney and our attorney told him not to sign it.

Chair Foley said that the town’s attorney questioned how the Board could approve an application for a Solar Farm if it is not listed in our Ordinance. Chair Foley responded that it states in the Land Use Table that **“Other commercial”** uses can be approved in the Rural & Commercial Zones

Chair Foley said if the Board wants to add Solar Farms in the Land Use Table, the Board can draft the wording and have the Town vote on it in

June 2025 Referendum. Chair Foley agreed to call the Town’s Attorney to discuss this issue.

Bob Gervais made a motion to adjourn the meeting and Pete Langevin seconded the motion. All in favor and the motion carried. The meeting adjourned at 7:50 pm.

These minutes were taken and transcribed by Donna Sawyer secretary to the Board.