

**Limington Planning Board Meeting
Held**

March 21, 2022

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, Bob Gervais, Darryl Hubbard and Pete Langevin

Members absent: Pete Talbot

Staff present: Norm Hutchins, Code Enforcement Officer

Staff absent: Donna Sawyer, Planning Board Secretary

Others present: Joe Williams

Agenda Items:

1. **Public Hearing for New Cottage, 7 Teepee Lane** to be built in the Shoreland Zone, Map U6, Lot 5, Judy & Peter Lezon
2. **Review and discussion of potential changes to the Extraction Ordinance**
3. **Other – Joyce Foley**

Public Hearing for New Cottage in the Shoreland Zone, 7 Teepee Lane, Map U6, Lot 5, Judy & Peter Lezon, owners

Chair Foley asked Joe Williams, Lakeside Contractor for Judy & Peter Lezon, to come forward to speak about the cottage construction project he will be building. There was no one present from the public, but Foley asked him to review the project for the viewers at home.

He explained that a previous approval (dated August 16, 2022) from the Planning Board gave the owners a new concrete basement to be built 8 feet farther away from the 100' high water mark and an additional 274.5 sq. added to the new structure.

Chair Foley moved to page 56 in the Ordinance, and she read from Section G, Standards Applicable to Conditional Use.

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:

A. The use will conserve shore cover and visual, as well as actual, access to water bodies.

Yes

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.

Not applicable

C. The site design is in conformance with all municipal flood hazard protection regulations.

Meets all criteria

D. Adequate provision for the disposal of all wastewater and solid waste has been made.

There is a new septic system plan

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.

All sediment control will be installed before construction begins.

H. There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.

Yes

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, and the like.

Not applicable

J. All performance standards in this Ordinance, applicable to the proposed use will be met.

Yes, will meet

K. The use will not result in unsafe or unhealthy conditions.

Will meet

L. The use will not have an adverse impact on natural beauty, historic sites, or rare and irreplaceable natural areas.

Not applicable

Chair Foley moved to Conditions of Approval, if any.

1. The new building will be moved back 8 ft further from the high-water mark than currently exists.
2. The new structure size will be 1,445.5 sq. feet.

Bob Gervais made a motion to approve this application to build a new seasonal cottage to be built 8 ft. further from the high-water mark that currently exists and the footprint will be a total of 1,445.5 square feet and the builder will meet full DEP standards. Darryl Hubbard seconded the motion. All in favor and motion passed.

.2. Discussion of Pending Items – Joyce Foley, Chair

Chair Foley asked the members to give her their Ordinance Books and she will insert the new language approved at the March Town Meeting.

Next, Chair Foley moved to the Gravel Extraction changes that were discussed/made at the March 7th meeting. Chair Foley made the changes to the document from the March 7 meeting and emailed them to the members for review. Bob Gervais said the minutes distributed by Donna of the March 7, 2022, meeting included the updated version that Chair Foley emailed to members.

Chair Foley said the next step is to hold a Public Hearing for the Gravel Extraction document.

Chair Foley said the Board of Selectmen have appointed Ed Arden, Dennis Doughty and herself to begin review of the town's Comprehensive Plan. A public meeting needs to be scheduled to see what the public would like to have included in the updated Comprehensive Plan. There was considerable discussion regarding why the document was needed. Chair Foley spoke of her discussion with Tom Miragliuolo, Senior Planner at the State Planning Office.

The meeting adjourned at 8:46 p.m. The secretary, Donna Sawyer, was not present and these minutes have been transcribed from the meeting streamed by Saco River Community TV