

**Limington Planning Board Meeting
Held**

September 29, 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, Pete Langevin and Debra Black.

Members absent: Victoria Kundishora

Staff present: Donna Sawyer, Planning Board Secretary

Others present: Robert Hill, Heather & Justin Sacripante, Emil Braley and David Taylor

Agenda Items:

1. **Public Hearing for Amendment to Tucker Bend Subdivision** – Map 12, Lot 10, David Taylor, applicant
2. **Review minutes of Sept 19, 2022**
3. **Other: Joyce Foley**

Public Hearing for Tucker Bend Subdivision

Chair Foley opened the meeting by saying that one item is on the agenda tonight. It is a Public Hearing for an Amendment to Tucker Bend Subdivision. She continued and said that a garage had been constructed and it is too close to the sideline setback and the Subdivision Plan needs to be amended to include the new lot line between Lot 1 and Lot 2 and recorded at the Registry.

Foley opened the hearing to the public. Heather Sacripante came to the microphone and began by saying that before Mr. Taylor should do anything he should bring the homes already built to meet current construction codes. She was referring to her home built at 22 Tucker Road that has code deficiencies and needs to be brought up to code. She has been working with Jesse Winters, Limington's Code Enforcement Officer since May. In particular, she said that culverts have been put in place to take care of runoff of water that goes near the houses already built. In addition, there are code violations that need to be addressed.

Chair Foley said the reason for this Public Hearing meeting is to address an issue that needs to be settled before the buyer can close on Lot 2. She continued by saying the new-to-be owners of Lot 2 have nowhere to live because of their rental situation.

Further, Chair Foley said she is sympathetic to those homeowners who have purchased homes, but the Planning Board does not have enforcement authority. The Planning Board approved the subdivision in August 2021, and from there the Code Enforcement Officer is in charge of approvals during construction. Ms. Sacripante came back and said that

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this approval will only help David Taylor and will not address the deficiencies of existing homes in the subdivision. She pleaded to the Board to vote no because no one is assisting them in their struggles. Chair Foley, again, referred her to work with the CEO.

Next, Robert Hill, 26 Tucker Road, came forward and wished to show the Board some documents concerning his home. He referred to two papers; one showing his home is on Lot 3 and another that said Lot 4. Mr. Hill said the day he and his wife went to look at the lot, Mr. Taylor measured it with a wheel and marked the front line along the road. Mr. Hill asked which lot did he own; Lot 3 or Lot 4? Chair Foley said she could not answer that question and said that Mr. Hill should ask the owner who drafted the deed. Discussion went back and forth between Mr. Hill and the Planning Board members. Chair Foley said the issues were not related to the Board's approval and resolution needs to be dealt with other parties.

Chair Foley closed the Public Hearing and asked if members had more questions. Chair Foley also said that the Planning Board is here tonight to approve or disapprove the new lot line.

Darryl Hubbard made a motion to approve the lot line change between Lot 1 and Lot 2. Pete Langevin seconded the motion. There was no more discussion. Three members voted to approve and they were Darryl Hubbard, Joyce Foley and Pete Langevin. There were two members who voted against the motion and they were Bob Gervais and Debra Black. Motion carried. The members signed the new plan.

Review minutes of September 19, 2022

There were no changes to the minutes and Bob Gervais made a motion to approve the minutes as written. Pete Langevin seconded the motion. There was no discussion and motion carried.

The meeting adjourned at 7:55 p.m. Theses minutes were taken and typed by Donna Sawyer, Secretary to the Board.