

**Planning Board Meeting
Held**

February 6, 2023

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, Debra Black and Victoria Kundishora.

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

Others present: Mary Hoffman, Jack Rogala, Paul Mattor, Ruth Leavitt, Joanne Toone, Edna Bailey, Tom Witkowski, Dave McCubrey, all from Hollis, Benjamin Averill, Judy Wentworth, Betsy Weymouth, Robert Hill, Debi Gnoza-Hill, Heather & Justin Sacropante all from Limington, Lee Jay Feldman from Southern Maine Planning and Development Commission, Ben Averill and Hilary Gove from Department of Economic and Community Development.

Agenda Items:

- 1 Sketch Plan for Tucker Bend II Subdivision, Map 10, Lot 12, - Luke Taylor, applicant
2. LD 2003 Law – Lee Jay Feldman, Southern Maine Planning & Dev. Commission
3. Meeting Minutes for February 6, 2023
5. Other

Chair Foley announced that there would be a quick discussion for a Sketch Plan for Tucker Bend II Subdivision and then Lee Jay Feldman of So. Maine Planning & Dev. Commission would be discussing LD 2003

Sketch Plan for Tucker Bend II, Map 10, lot 12 – Luke Taylor

Chair Foley asked Luke Taylor to come to the podium and Foley said the Planning Board could not accept his Sketch Plan tonight because the application was not complete.

She outlined the deficiencies with the Sketch Plan.

-There is no Deed and no Purchase & Sale Agreement showing ownership by Luke. TRED, LLC is the applicant and your plan shows LDJ, LLC, as the owner.

Chair Foley said there are other areas she wished to address and they are as follows:

- On the side panel, the exact number of lots needs to be shown, not an approximate number
- Lots need to be surveyed and survey pin markers showing the exact lot lines of each lot
- Frontage on each lot needs to show exact footage

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- Each dwelling must be shown on each lot with accurate setbacks indicated
- The septic systems need to be shown on each lot
- The location of the cistern needs to be shown after consulting the Fire Chief
- Road design needs to be shown, i.e., width, drainage, culverts. This information is located in the Subdivision Ordinance beginning on 10.16 Street Design and Construction standards
- Topography of acreage accurately delineated. The information included with your Sketch Plan is unacceptable
- Show wetlands on the plan
- If DEP is involved, documentation from them is required and the Board needs to see it.
- Application states it is Tucker Bend II and obviously Tucker Bend I is phase 1 and Tucker Bend II is an extension of the first subdivision. Also, Chair Foley stated that the cistern issue has not been properly addressed. The Cistern needs to be installed properly and approved by the Code Enforcement Officer and the Fire Chief. The Board will be asking for a cash bond if the cistern issue is not addressed. Chair Foley told Mr. Taylor that he needs to review the Subdivision Ordinance in depth. It is available online and in the front office.

Chair Foley said once the ownership issue has been established, Mr. Taylor can resubmit the Sketch Plan and Foley said the next meeting will be held on March 6 at 7:30 p.m.

Next, Chair Foley paused the Planning Board meeting and asked Lee Jay Feldman, Director of Planning for the Southern Maine Planning & Development Commission to come forward to speak to the people in attendance about LD 2003.

Please see Attachment 1 that summarizes the presentation made by Lee Jay Feldman, Southern Maine Planning and Development Commission and Ben Averill and Hilary Gove from the Department of Economic and Community Development, Augusta.

The meeting will reconvene after the presentation by Lee Jay Feldman. At 8:30 pm the Planning Board meeting reconvened.

Meeting resumed at 8:30 pm

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There was one change. Bob Gervais made a motion to approve the meeting minutes with one correction. Debra Black seconded the motion. All in favor and motion carried.

Chair Foley said the next meeting will be held on March 6 and Chair Foley wanted to discuss the Planning Boards Bylaws at that meeting.

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Other:

Chair Foley asked the members to review the Bylaws for the Planning Board. The previous bylaws have been updated and Chair Foley asked the members to review before our March 6, 2023, meeting.

Chair Foley, next told the Board members that there was a marijuana grower who wanted to grow marijuana in his basement and our Ordinance says the Code Enforcement Officer can approve this item under Home Occupation. Craig, CEO, will handle this request and it will not come before the Board. Chair Foley says this should be reviewed and probably changed.

Also, Foley received a call from an engineering firm who is representing Ray Marshall and will be coming to our March 6 meeting to discuss a campground at the former Tiedeman property on Route 11.

These minutes were transcribed by Donna Sawyer, Secretary to the Planning Board.

Meeting adjourned at 9:00 p.m.