

Limington Planning Board Meeting
Held
April 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, Grace Davis, Bob Gervais, Pete Langevin and Victoria Kundishora.

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

Others present: Michael LaLonde, Jason & Becki Webster, James & Rose Terray, Emil Braley, Steven Colby, Bonnie Lord

Agenda Items:

1. Public Hearing for Conditional Use Permit, Retail Sales of Sheds, Map R-14, Lot 22.3 – Joe Brown, Applicant
2. Conditional Use Permit to open a woodworking shop, 187 Doles Ridge Road at Map R-1, Lot 7 – Applicant, Earl Bunting
3. 3-Lot Subdivision, Christian Hill Road, Map R-11, Lot 4 – Applicant, Steven Colby
4. Approve Minutes of April 1, 2024

Public Hearing for Retail Sales of Sheds, Map R-14, Lot 22.3 – applicant, Joe Brown

Joe Brown, the applicant, came forward and said he plans to offer sheds for sale on a 60' x 60' lot and have 5 parking spaces for vehicle parking. He plans to offer several different types of sheds for sale built by the Amish community in Hiram. The sheds will be built by the Amish and he will deliver to the customer.

Chair Foley asked if there were any questions from the public and James Terray, 23 Mildred Lane, came to the podium. His questions were:

- Will there be a lighted sign?
- Will there be construction done on the site?
- Will there be construction waste left on site?
- Will there be a no parking sign on Mildred Lane?

Joe Brown said he intends to have a sign, probably sized at 4' x 4' and there will be no construction on site. He may have a banner on the sheds. Chair Foley said banners are referred to in the Ordinance and have some restrictions. Chair Foley said all of Mr. Terray's questions will be addressed if the Board approves the application.

Chair Foley asked if any Board member had questions. There were none and Chair Foley told Joe Brown that the Board will be discussing his approval later in the meeting.

Conditional Use Permit to open a woodworking shop, 187 Doles Ridge Road at Map R-1, Lot 7 – Applicant, Earl Bunting

Mr. Bunting came before the Board and said he has a small, woodworking shop and he wants to expand into another building on site. He is repurposing a pole building that was built many years ago. Half of the building will be a woodworking shop and the other half will be used as storage. He is moving another small building to the end of the pole building and it will house equipment. Chair Foley asked that the parking spaces for employees be added to the site plan.

Chair Foley said if the Board votes to accept the application tonight a public hearing will take place at our May 6th meeting. A site walk was scheduled for 4:00 p.m. on Thursday, April 25th at the site. Chair Foley asked for a vote to accept the application. Darryl Hubbard made a motion to accept the application and Bob Gervais seconded the motion. All in favor and motion carried.

3-Lot Subdivision, Brookview Estates, Christian Hill Road, Map R-11, Lot 4 – Applicant, Steven Colby

Mike LaLonde, surveyor, came forward to speak on behalf of the owner. A Sketch Plan was presented to the Board and Mr. LaLonde said that one lot (lot 3) has been sold and a house has been built on that parcel. There are 4 lots in total, but one does not have enough acreage to build a house. Mr. LaLonde said the lots have been surveyed but not marked yet on the corners showing the lot layout. The soil is well drained-sandy soil with approximately 3% of the soil having large stones or gravel. Driveways will follow the contours of the land.

Mr. LaLonde is asking for 2 waivers and they are: 1) variance for topographic lines on the plan and for 2) high-intensity soil survey. There will be 2 test pits per lot to determine placement of septic systems. Chair Foley asked Mr. LaLonde to speak with Emil Braley, Fire Chief, about the need for a cistern. Darryl Hubbard asked that the Public Works Director work with the applicant for driveway location.

A site walk was scheduled for April 25th at 3:00 p.m. Chair Foley asked for a vote to accept the application. Darryl Hubbard made a motion to accept the application and Bob Gervais seconded the motion. All in favor and motion carried.

Discussion of the bullet point Documents – Joyce Foley

At this point, Foley wanted to discuss the bullet-point documents she forwarded to the members for review. Under the Subdivision Ordinance hand-out, the first bullet point needs clarification. Emil Braley was asked to review it because it is confusing. It currently reads: *Changes location of residential or commercial building from 1,500 feet of a road to 1,200 feet.*

On the Flood Plain handout, it was felt that the public needs to know this ordinance is mandated by the state. The first bullet point should read: The State mandates that this Ordinance be adopted by July 17, 2024.

Review minutes of April 1, 2024:

Chair Foley said she felt that all the discussion(s) on any agenda item be included in the minutes. Foley asked the secretary to review all the discussion that took place on Gravel Extraction Ordinance and Donna agreed to review. Other corrections were spelling of Amish correctly by leaving out the “r” in Amish. On the bottom on page 2, 3rd line it should read *Tiny Homes do not have wheels and do not include a trailer, semi-trailer, camp trailers, recreational vehicles or manufactured housing trailers.*

Change Jon Brady to Bailey.

Chair Foley asked the secretary to review the Flood Plain Ordinance discussion so that she can add additional language, if necessary. Donna agreed to do that.

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

Wording of Planning Board referendum questions

First question (mostly housekeeping):

Shall amendments to the Ordinance entitled Zoning Ordinance be enacted.

Second question gravel extraction Ordinance:

Shall an Amendment to the zoning ordinance entitled Extractive Industry be enacted

Third question subdivision – fire protection:

Shall an amendment to the subdivision ordinance entitled Fire Protection and Public Safety be enacted.

Fourth question:

Shall an amendment to Zoning Ordinance entitled Flood Plain Management be enacted.

Fifth question:

Shall an amendment to the zoning ordinance entitled LD 2003 be enacted.

Chair Foley moved to the discussion of Joe Brown’s application to offer retail sales of sheds at Map R-14, Lot 22.3.

Approval for Retail Sales of Sheds, Map R-14, Lot 22.3 – Joe Brown, Applicant

Chair Foley moved to page 56 of the Ordinance, Standards applicable to Conditional Uses. She read the following:

6. G. 1. It shall be the responsibility of the applicant to demonstrate that the proposed use meets all the following criteria.

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

Not applicable.

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.

Yes, there will be access from Mildred Lane. Must get a driveway permit from the Code Enforcement Officer.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable

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.

There will be no lighting on the sheds. Work with CEO on driveway permit.

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

Standards will be met.

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

It will not.

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

Will not have an adverse effect.

Conditions of approval

All State permits must be received prior to the Code Enforcement Officer issuing any further permits

Where applicable, all bonds must be issued prior to Code Enforcement issuing permits.

Code Enforcement Officer shall not issue any permits until all the conditions above have been met.

No permits will be issued until all the above have been met.

Applicant will coordinate with the Code Enforcement Officer for a sign and no signs are permitted on sheds. If the use of a banner is used, applicant must coordinate with the CEO.

There will be a No Parking sign on Mildred Lane.

The applicant shall follow what has been voted and approved as presented.

Chair Foley asked for a motion to approve Joe Brown's application to offer retail sales of sheds on Map R-14, Lot 22.3. Darryl Hubbard made a motion to approve retail sale of sheds on Map R-14, Lot 22.3. Bob Gervais seconded the motion and all in favor. Motion carried.

Election of Officers for 2024

Chair Foley asked for a motion to elect a Chairman of the Planning Board for 2024. Darryl Hubbard made a motion to nominate Joyce Foley as Chairman. Victoria Kundishora seconded the motion. All in favor and motion carried.

Chair Foley made a motion to elect Bob Gervais as Vice Chair and Victoria Kundishora seconded the motion. All in favor and motion carried.

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