

Limington Planning Board Meeting
Held
August 5, 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, Pete Langevin, Bob Gervais, Victoria Kundishora and Grace Davis.

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

Others present: Don Peach, Peter Doig, L. Kennedy, Bethany Brown and Renee Martel

Agenda Items:

1. Home Occupation, 30 Pine Hill Road – Christopher Stewart - No show, see discussion below.
2. Conditional Use Permit for Saco River Wildlife Center to occupy new site at Map R-11, Lot 2
3. Review minutes of June 3, 2024, minutes

Saco River Wildlife Center

Chair Foley asked Peter Doig to the podium to tell the Board about the Wildlife Center and why they need to move. He said the center was founded in 2015 by Bethany Brown and is a 501(c)(3). Basically, the Center has doubled its intake of animals since 2020 that they have outgrown their space. They have acquired the Christian Hill Wolf Center property and are cleaning the site and the inside of the old farmhouse. The area has more room for vehicles to come and go, and more parking.

The Center will be open from 8:30 to 5:00 p.m. and there are 4 volunteers per shift and no one staying overnight with the exception of overnight storms. They take in raccoons, woodchucks, ducks, squirrels, porcupines, skunks, weasels and foxes, but no birds. Their goal is to treat all the wild animals with best practice treatment and release them back into the wild or place them in wildlife orphanages.

They draw volunteers from local interns from local universities. They also have members of the public who travel from all over the area to volunteer.

A site walk was scheduled for Monday, August 12, 2024, at 3:30 p.m. at the farmhouse building, 57 Christian Hill Road.

Bob Gervais made a motion to accept the application and Darryl Hubbard seconded the motion. All in favor and motion carried.

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The remainder of the meeting was taken up by Chair Foley reviewing the following items:

1. Home Occupation Form developed by Chair Foley for people who wanted to work from home with up to 2 employees that are family members. There was discussion back and forth as to why we needed the form and who would qualify to use it. It was decided that if someone wanted to work from home with no one from the public coming or going or 2 family members employed. Also, no Conditional Use Permit would be required.
2. Budget for 2025 – Chair Foley read an email from the Selectboard’s Assistant outlining the 2025 budget process. The Selectboard wished to have more information included in line items, i.e., furniture request, specify what kind of furniture and the cost. The Selectboard wanted the preliminary information by August 15.
3. Gravel extraction pit on Cape Road – Craig Galarneau, CEO, said he has completed the annual gravel pit inspections and one pit on Cape Road apparently has about 27 acres open for excavation. The pit was owned by the town until 2009 and sold to White Brother in 2009 and sold again to the current owners. The issue was why were there so many acres open? Craig reviewed the history of the pit and asked Donna, Planning Department, to research for a Notice of Decision (NOD). No NOD was found in the files. It was decided that no Conditional USE Permit was necessary as they are not expanding the pit area.
4. Minutes of June 17, 2024 – There was considerable discussion with the minutes as presented and considerable deletions needed to be made. Victoria Kundishora made a motion to approve the minutes with the revisions noted. Bob Gervais seconded the motion. All were in favor.

The meeting was adjourned at 8:30 p.m. These minutes were taken and transcribed by Donne Sawyer, Secretary to the Board.