

**Planning Board Meeting
Held
March 17, 2025**

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: Andy Morrell, BH2M Engineering

Agenda Items

1. Conditional Use Permit for Blaze Brewery, Map R1, Portion of Lot 7 – Matt Haskell, owner
2. Update on Paving of parking lot for Repair Garage, Map R9, Lot 35 - Carl Nelsen III, owner
3. Review minutes of March 3, 2025
4. Other Business

Conditional Use Permit for Blaze Brewing Company to expand, Map R 1, Lot 7, Doles Ridge Road – Matthew Haskell, applicant

Andy Morrell of BH2M came forward to speak on behalf of Matt Haskell, applicant. Andy Morrell distributed a preliminary Sketch Plan that showed the location of the access road (off Doles Ridge Road), the brewery building and a parking lot. The property has approximately 103 acres and offers ample room for expansion in the future. The applicant plans to build a bigger building for the brewery which is currently located in Biddeford and has outgrown the site.

The new building will be 60 ft. x 120 ft. and accessed by a 24 ft. wide paved access road and a paved parking lot. The parking lot will hold up to 69 vehicles.

Chair Foley asked if any Board had questions. Questions were as follows: where will the septic system be located? Answer, The owner is considering a system for the brewery and another one for the restaurant/pavilion.

Craig Galarneau, Code Enforcement Officer, asked if there would be a temporary seating area in the brewery? Andy Morrell said the issue has been discussed but he will check with the owner if he still plans for a seating area.

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Chair Foley stated that Board needs to have more comprehensive plans showing the layout of the interior of the building. Mr. Morrell said when he comes back before the Board, he will have more comprehensive drawings and site elevations as well.

Darryl Hubbard asked if soil tests have been completed and design drawings completed? Andy Morrell said tests are done and a couple of preliminary designs are done but they need tweaking.

Bob Gervais asked if any water testing has been done that indicates capacity of flow? Andy Morrell said the plan is to review water usage over the last 2 years at the current brewery and then project water usage for the expansion.

Pete Langevin asked if there is a backup plan if enough water cannot be located on the property? Will the applicant transport water to the brewery? Andy Morrell said transporting water could be a solution.

Craig Galarneau, CEO, asked if the existing trailer shown on the plan will stay. Andrew Morrell said he was not sure.

Bob Gervais and Victoria Kundishora asked if there would be lighting in the parking lot and coming up the Access Road. Andy Morrell said yes and it will be shown on the next set of plans.

Discussion moved to scheduling a site walk. It will take place on April 29, 2025, at 3:00 pm at the site on Doles Ridge Road.

Discussion with Carl Nelsen, III, Auto Repair Garage Map R 9, Lot 35 - update on asphalt driveway/parking lot, Carl Nelsen

Carl Nelsen came forward to discuss with the Planning Board how he would remedy the driveway issue in front of his garage. He distributed a hand-drawn copy of his site. Mr. Nelsen explained that the north side of his garage has 2 large doors that he uses to work on vehicles in the garage.

After reviewing the hand drawn copy of the site, the Board realized that they miss-interpreted access to the garage. Chair Foley closed the discussion because the Board cannot tell an applicant what to do in their own driveway.

The only remaining issue the Board requested is the installation of the fence and that will be accomplished by June 1. The Code Enforcement Officer will inspect the fence once it is installed.

Review of March 3, 2025 minutes

Changes as follows:

Page 1 change heading to read: Workshop Meeting to review the Ordinance for Automobile Graveyard, Automobile Recycling Business and Automobile hobbyist

Page 2:

Add drivable in the definition of Automobile hobbyist, and add a definition for Hobby, take out the words *car accident repair shop* to *car repair shop*.

Second paragraph up from bottom: Select Board will have a public hearing and remove *October*.

Remove the entire paragraph on the bottom of page 2

Bob Gervais made a motion to approve the minutes as corrected and Victoria seconded the motion. All in favor and motion carried.

Victoria Kundishora made a motion to adjourn and Pete Langevin seconded the motion. All in favor and motion carried. The meeting ended at 8:05 pm.

These minutes were taken and transcribed by Donna Sawyer, Secretary to the Planning Board. at 8:00 pm
address the parking on north side of the garage to report to the Board how he will meet compliance.