

**Town of Limington  
Planning Board Meeting  
Held  
July 7, 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, Pete Langevin, Bob Gervais, and Grace Davis.

Members Absent: Darryl Hubbard, Victoria Kundishora

Staff present: Donna Sawyer, Secretary to the Board

Staff absent: Craig Galarneau, Code Enforcement Officer

Others present: Kayla Mooers, Scott Mooers, Bonnie Laughlin, Todd Goselin, Nathan Johnson

**Agenda Items**

1. Conditional Use Permit to operate a Dog Daycare Center, Map R-13, Lot 1.2, 317 Hardscrabble Rd. – Kayla Mooers - Applicant
2. Discussion of property located at \_\_\_\_\_ Ossipee Trail owned by Mark Floor.
3. Review minutes of May 19, 2025 and June 2, 2025

Grace Davis, alternate member, is taking Victoria Kundishora's place tonight.

**Conditional Use Permit to operate a Dog Daycare Center, Map R-13, Lot 1.2, 317 Hardscrabble Rd. – Kayla Mooers - Applicant**

Chair Foley opened the meeting and asked Kayla Mooers to come forward and speak about the dog daycare center she wishes to open. She explained that she wants to open the daycare center at her home and her clients would drop their dog off in the morning and she will be responsible for their care during the day. Her responsibilities would be socialization, exercising and playing with dogs in her care.

Questions from the Board were:

- Do you plan to train dogs also? No, just daycare;
- Hours of operation? Open at 8 until 5 pm;
- Is the building already built where you plan to operate? Yes;
- How many dogs do you plan to have at any one time? Between 10 and 15;
- How do you plan to have the dogs get along with each other? I plan to have an orientation with each new dog. I will meet the dog's owner and assess their behavior and their interaction with other dogs at the center;
- Will you have employees? I will be working alone.

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-Do you think you can handle 10 dogs at once? Yes I have experience working with dogs at another facility that operated with 15 dogs daily. Other centers have up to 40 dogs.

-Do you have barriers around your property to protect dogs in your care and your neighbors? Kayla referred the question to her Dad, Scott Mooers, who was in attendance. He said that relatives are abutters around Kayla's home but there is, however, an abutter 87 ft. away. He has spoken with that abutter and he is fine with having the business there.

Mr. Mooers said the garage where Kayla will house the dogs is well insulated and muffles the noise well, but it was not soundproof. And, he added, her fenced in area is in back of her house. As well, Kayla has spoken with this neighbor and he is agreeable to her plans.

Kayla shared with the Board members her background and experience. She said she has a degree from St. Josephs College in Biology and Psychology. The Psychology degree is important because it applies to the behaviors that she will encounter with the dogs. In addition, she interned with a facility in Windham and worked there for 2.5 years and she is an AKC approved CDC Evaluator. She works with people who want to get their dogs well behaved so that they can test and get their certification. She is also Pet First Aid certified with the Red Cross.

There were no more questions and Chair Foley asked for a motion to accept this application. Bob Gervais made a motion to accept this application and Grace Davis seconded the motion. All in favor and motion carried. Kayla's business venture will be known as Pine State Paws.

Chair Foley said a site walk needs to be scheduled and the members settled for Tuesday, July 15, at 3:00 pm.

**Discussion of property (land only) located on Ossipee Trail - owned by Mark Floor**

Nathan Johnson, 310 Ossipee Trail, came forward to say he and Todd Goselin have met with Craig Galarneau, Limington CEO, to discuss the purchase of the vacant land located at Map \_\_\_\_\_, Lot \_\_\_\_\_ and owned by Mark Floor. Mr. Johnson said he is considering opening a manufacturing operation for the possibility of making metal roofing or wooden trusses and the potential of a nursery business in the future. Mr. Johnson said he makes a living as a landscaper and Todd owns a nursery.

Nathan said that he and Todd have spoken with the DEP and EPA about reclaiming wetlands that have been compromised when the lot was cleared. The DEP and EPA need to agree on how big an area needs to be reclaimed. The DEP have said 3.2 acres need to be restored and that number will be in 2 areas on the property. Chair Foley expressed that the final numbers need to be agreed upon and a written document signed before coming to the Planning Board with an application. Chair Foley told them to fill out an application when they were ready and submit it to Craig Galarneau, our CEO for Limington.

**Review minutes of May 19 and June 2, 2025**

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Chair Foley said she had no corrections for the May 19<sup>th</sup> minutes emailed to the members. Grace Davis made a motion to approve the May 19, 2025 minutes as presented and Grace Davis seconded the motion. All in favor and motion carried.

Grace Davis wished to read the June 2, 2025, minutes out loud for the benefit of the other members and make changes, if needed, as she read them. Bob Gervais made a motion to approve these minutes as revised. Joyce Foley seconded the motion. All in favor and motion carried.

Bob Gervais made a motion to adjourn and Victoria Kundishora seconded the motion. All in favor and motion carried. The meeting adjourned at 8:25 pm.

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