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**Limington Planning Board Meeting  
Held**

May 2, 2022

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Vice Chair, Bob Gervais. Planning Board members present: Debra Black, Bob Gervais, and Pete Langevin

Members absent: Darryl Hubbard and Joyce Foley

Staff present: Donna Sawyer, Planning Board Secretary

Others present: Margaret Fickett, Tom Jones, Jeffrey Jones, Pamela Stutch, Bea Jones, Robyn Jackson, Patrick Dunton, Kevene & Susan Denis, David Denis, William Phillips, Marion McNally, Ron Russell, Susan Russell, Virginia Small, Robert Small, Patricia Scarpony, Virginia Small, Robert & Heather Murphy, Ryan Eastman, Dave Garrett, Andrea Brackett-Garrett, Sandra Heinbach, Bill Heinbech, Susan Perreault, Eric Lilusjeush, Craig Geaumont and Cindy LaPoint

**Agenda Items:**

- 1. Public Hearing for Event Center, 46 East Sand Pond Road, Map R13, Lot 60.6 – Craig Geaumont, applicant**
- 2. Retail Business, Bounty O’Blooms, 80 River Road, Map R14, Lot 64.2 – Owner & applicant, Sarah Hager**
- 3. Other**

Vice Chair, Bob Gervais, opened the meeting and welcomed Deborah Black to the Planning Board. Deborah is filling the vacancy left when Pete Talbot resigned.

**Public Hearing for Event Center, Craig Geaumont**

Vice Chair Gervais said that the Planning Board had received several letters from abutters. He asked Craig Geaumont, applicant, to come forward to speak about his application for an Event Center on his property at 46 East Sand Pond Road.

Mr. Geaumont said he has a barn on his property that is 30’ by 30’ and about 9 acres of land. He wants to utilize the barn area and the field around it for events such as weddings, baby showers, birthday parties, etc.

Vice Chair Gervais opened the meeting to the public. The following comments summarize the discussion from the neighbors:

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Pamela Stutch came forward first and she said she owns property at 43 East Sand Pond Road. She had prepared a package for each Board member and passed them to the Vice Chair. She said she also prepared a letter that has been forward to Board members. She highlighted her issues and they are: a camp road services all of the neighbors around Sand Pond Road. She felt that the events to be held on the Geaumont property would create a nuisance to the abutters by bringing traffic, noise, drunk drivers, trespassers, use of the pond without permission and increased liability. She lives across the street from the Geaumonts and she feels her property value could cause her property to lose value. East Sand Pond Road is a dirt road and can only be used by one car at a time. One car has to pull over to allow cars to travel because of the narrow width. If the application is approved, the road would be destroyed because the road was not designed to accommodate this amount of travel. The health of the pond would detrimentally impact Sand Pond which is a clean, beautiful body of water.

Ms. Stutch read from the DEP website that addressed the impact of travel on the pond. Road dust from unpaved camp roads often settles into the ponds. All of the neighbors have a right-of-way conveyed to them who live on East Sand Pond Road. The right-of-way is shown on a plan of lots entitled, "Sand Pond Development, Limington, Maine", which was filed at the York County Registry in June 1938. She went on to comment on the easements and right-of-way for ingress and egress and all utilities on the road. Further, no one could predict that when the road was built 84 years ago that an event center would be constructed on the road that would have trucks delivering bands, caterers, DJ's or photographers. She urged the Board to turn down this application for this proposed use.

Tom Jones spoke next, and he said he owns land on both sides of East Sand Pond Road. He read from the Maine.gov website which states privately owned roads commonly called a private road is a road that neither a municipality or the general public has a right to pass by vehicle or on foot. Anyone using a privately owned road without the owners' permission is subject to an action by the owner for trespassing.

Margaret Fickett, 37 East Pond Road, spoke next and she is opposed to this application. She has concerns for safety of her grandchildren and great grandchildren. She is concerned about the natural habitat as there are many deer and other wildlife that roam the land and she does not want more traffic. She feels that heavy traffic would cause substantial damage to the road. She has lived here for 26 years and enjoyed the peace and quiet and she wants to continue to feel safe and secure. She is against loud music, drinking and trespassers and having a business here would be detrimental to the area.

Bea Jones spoke next. She stated that several residents had submitted letters and she asked if the letters would be read aloud tonight. Vice Chair Gervais said he would not read them because of time constraints but acknowledged he has 4 different letters in his possession. Those who submitted letters are: Karen Sanchhiaro, Pam Stutch, Margaret Fickett and Sandy & Bill Heinbach. Bea Jones read her letter. She and her husband own 11 East Sand Pond Road and have never had any safety concerns as they lived on a private road. The traffic has increased and she lives at the bottom of a steep hill. She distributed pictures to the Board of the hill. Traffic often speeds by her house and she has stopped traffic and spoken to the drivers. She encouraged the Board to walk East Sand Pond Road.

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Robyn Jackson, 40 East Sand Pond Road, spoke next. She chose the location because it was private and feels safe and secure. She gave the Board copies of her letter and requested that the Board deny this application.

Rob Murphy, 41 East Sand Pond Road, also owns property on both sides of the road. His main concern is the extra traffic and noise this project would bring. He reviewed the Ordinance and he asked if the applicant must meet all line items in the Ordinance and does the Board vote on each line item. He read item 6.G.1.k which states the use will not result in unsafe or unhealthful conditions. He keeps his windows closed on the roadside because of dust. If this application is approved, the applicant has to prove there will be no unhealthful conditions. Mr. Murphy wanted assurances that the wildlife habitat will not be altered.

Ryan Eastman, 30 East Sand Pond Road, came forward and said that the applicant would have no real control over event attendees. He owns horses and doesn't want people approaching them.

Mr. Eastman said he does most of the maintenance on East Sand Pond Road and has done it for 27 years. He does not charge others for his work. He strongly stated if the application is approved, he will no longer maintain the road. In addition, he is concerned about emergency vehicles and questioned how they will maneuver in, out and turn around.

Marion McNally, 460 Sand Pond Road, spoke next. Her concern is that there is a blind spot on the road on a hill. She is concerned about people coming in or out on the road who are not familiar with the blind spot.

Sandy Heinbach, 24 East Sand Pond Road, spoke next. She brought in a letter that outlined her concerns about the road and its safety. They own on both sides of the road and her home is not located on the Pond like all of her neighbors. Her grandchildren, ages 3 and 6, are always running back and forth across the road to the pond. Dust is another big issue. She has to keep her windows closed on the roadside and she feels this project would make the dust issue worse.

Andrea Brackett Garrett, 32 West Sand Pond Road, lives across the Pond. She explained their concern is the noise. Limington's noise ordinance says that after 8:00 p.m. that the noise level shall not be louder than 45 decibels. She asked what time will events start and end? Last year there was an event that had a PA system and it was very loud into the night. Repeated noise levels impact wildlife and keep her dogs up. In addition, will fireworks be allowed? If approved, will there be conditions added by the Board, especially when functions end.

Keven Denis, 5 East Sand Pond Road, stated that the road cannot be wider than thirteen feet except when it passes through land that is owned both sides by the same owner. He also acknowledged that Craig Geaumont has done a lot of work on the road for the last 2 summers but the road is not designed for a business venture with lots of traffic. He is opposed to this application.

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Pat Scarponi, lives at end of East Sand Pond Road on land adjacent to Craig Geaumont's property. Because she is at the end of a dead end, cars that come down the road and have nowhere to turn usually use her driveway. She is concerned that if there is an event center next door her driveway, could be blocked by cars turning or constantly used for turning.

Bea Jones approached the podium again and asked the Board members to go to the [Maine.gov](http://Maine.gov) website and review the definition of a private road. She also asked that the Board look up the word "visitors".

Ron Russell, 480 Sand Pond Road, spoke next. His concern is the environmental impact from 67 or more vehicles parked on Geaumont's lawn. He asked if there will be an environmental study done. There may be oil, antifreeze, brake fluid, etc. left in the field caused by all of the vehicles coming and going. His concern is about contamination of the groundwater and ultimately the pond.

Susan Denis, 5 East Sand Pond Road, said she wanted to reiterate that Sand Pond is a natural spring fed pond. A State biologist came a few years ago to study the pond and came back a couple of years ago and said the pond is one of only 2 native trout ponds in all of Southern Maine. It is not stocked with trout. She is opposed to this project for all of the reasons stated previously.

Jeffrey Jones, said he has 11 East Sand Pond Road under contract to buy. Based on one interaction he has had with Craig Gaumont, he feels that the applicant does not have the character and maturity to run a business.

Marion McNally approached the podium again. She wanted clarification for start and stop times for Craig's event center. Mr. Geaumont said he does not have the details worked out yet. Vice Chair Gervais said start and stop times can be a Condition imposed by the Board if the application is approved. Marion wanted to know what kinds of events would be held. Mr. Geaumont said it could be a baby shower with 20 guests, birthday or anniversary party.

Sandy Heinbach came forward again and she had 2 questions: when this application is voted on by the Board, will the meeting be open to the public? Vice Chair Gervais explained that Board meeting is open to the public, however, no one from the public will be allowed to speak. Her second question concerns her lot on the pond side that does not have a building. She said it is very dark road and no streetlights are on the private road. Her concern is cars turning onto her empty lot that goes down to the water. What if they hit a tree or go into the pond? Vice Chair Gervais said he cannot answer that question.

Debra Black, Board member, asked if events would be only on weekends? Mr. Geaumont said weekends would be the most popular. However, there might be an event during the week but probably only rarely.

Ron Russell spoke again and his question concerned capacity limits for events. Vice Chair Gervais asked the Fire Chief, Emil Braley, to speak about the issue. Chief Braley said he has

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submitted a report to the Board tonight that states if there are no tables and chairs, up to 128 people can attend. If there are tables and chairs, capacity is 60 people.

Another resident came forward and wanted to tell the group that her house was struck by lightning on September 21, 2021, and 3 emergency vehicles responded. It was very challenging for them to maneuver. Both sides of the street were blocked as well as in front of her house. To turn around, the trucks had to utilize her lawn to maneuver. If an emergency happened at the event center, movability becomes a big issue.

Cindy Lapoint spoke next. She and Craig Geaumont own 2 businesses, one in Hollis and another in Buxton. They take care of 97 children at 2 daycare centers. Parents speak highly of them, and they say we are one of the better Day Cares. Craig and Cindy know that the safety of children is number 1 for parents. Between them, they have 8 children who are grown, and they have boyfriends, girlfriends and are getting married. The event center will be a family run establishment and her daughter and son may provide services for some of the events.

Bea Jones came back to speak. Bea said she was not here tonight to question the business that Cindy and Craig want approved. Her concern is that the neighbors have no control of the people attending the functions

Tom Jones spoke, and he asked if anyone in the audience was called about this application.

Vice Chair Gervais closed the Public Hearing at 8:30 p.m. He said the next step will be discussion among the Board members at the May 16, 2022, meeting and the public is invited

**2. Retail Business, Bounty O' Blooms, 80 River Road, Map R14, Lot 64.2** – Owner, Sarah Hager

Vice Chair Gervais asked Ms. Hager to come forward and tell the Board about her application.

Ms. Hager apologized for operating her business before coming before the Planning Board. She is registered with State of Maine and was unaware that she needed approval from the Town. She said she owns and runs a small farm and grows many flowers onsite that she uses for weddings and other small functions. She operates a small CSA with most of her customers in Gorham and she delivers to them.

The members of the Board decided they did not need to have a site walk because very little traffic is generated from this small farm operation. Vice Chair Gervais said the next step is to appear for a Public Hearing and that will be on May 16, 2022, at 7:00 p.m.

All outstanding meeting minutes will be reviewed at the next meeting.

The meeting adjourned at 8:45p.m. These minutes were transcribed by the Secretary to the Planning Board, Donna Sawyer.