

Limington Planning Board Meeting
Held
August 19, 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, Pete Langevin, Bob Gervais, Victoria Kundishora and Grace Davis.

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

Board member absent: Darryl Hubbard

Others present: Laura Letellier, Steven Colby, Peter Doig, Suzanne Jacobs, Bonnie Laughlin, Jason Webster and Michael LaLonde

Agenda Items:

1. Saco River Wildlife Center, move to 57 Christian Hill Road, Map R-11, Lot 2 – Peter Doig
2. Final Plan review for Brook View Subdivision, Map R-11, Lot 4 – Steven Colby, applicant
3. Review minutes of August 5, 2024.

Public Hearing for Saco River Wildlife Center, Map R-11, Lot 2

Peter Doig came to the podium to present the history of the Saco River Wildlife Center, Inc. and why they want to move. He said the Planning Board members toured the site on August 12th and discussed the parking plan, the farmhouse and the cleaning out of the old Cemetery.

Basically, the Center has doubled its intake of animals since 2020 and they have outgrown their space. The new site has 8 acres and provides more room for vehicles to park, enter and exit. There is also more land area for the animals.

Mr. Doig said he expects over 1,000 animals this coming year and each year they continue to grow. They are one of the larger facilities in the State and they have permission to release animals onto land owned by the State of Maine and the Nature Conservatory Areas. Chair Foley asked where the land was located to release the animals and Mr. Doig said it is in Southern Maine.

Chair Foley asked if anyone from the public wished to speak.

Bonnie Laughlin asked if any animals released come back to visit them? Mr. Doig said that many of the animals that come to the shelter are orphans and have no knowledge of where they

lived. Animals that come from the Portland area are not released in Portland but rather a place that is more suitable.

Peter Langevin asked about the building that is to be renovated and if would be classified as commercial. The CEO said the Center would not be allowed to move their location until all the work is complete. Victoria Kundishora asked if anyone could volunteer and was training provided. Suzanne Jacobs came forward and she is on the Board of Directors for the Wildlife Center and lives in Portland. She responded by saying there is a volunteer session scheduled for August 24th at the Wildlife Center at 11:00 a.m. at 238 River Road, Limington.

Chair Foley closed the Public Hearing and asked if there were questions from the Planning Board. There were no other questions. Foley moved to the Brook View Estates application.

Brook View Estates Subdivision, Map R-11, Lot 4 – Steven Colby, Applicant

Mike LaLonde, Surveyor, distributed a plan to each Board member and came to the podium to review the Final Plan. He said the location of the driveways for Lot 1 and 2 have been approved by the Public Works Director but have not been added to the plan yet. Mr. LaLonde said the only item added was the location of a fire pond on the lot adjacent to Lot 1. Mr. LaLonde told the group he met with the Fire Chief after the last meeting and was told the dry hydrant on South Road, 2/10's of a mile away, would provide water to the subdivision. The pond on the unbuildable lot would provide a backup source of water if needed. Mr. LaLonde said the owner plans to line the interior of the pond with rocks to stabilize the side slopes. The plan states that the Town will maintain the pond. The owner will talk with the Fire Chief about his requirements to make the pond usable for the town. The applicant will build a gravel apron built off the road so the fire trucks can turn around.

Chair Foley said the next step is to hold a Public Hearing to review the Final Plan for anyone who lives in Limington. The Hearing will be held on September 9th at 7:00 p.m.

Saco River Wildlife Center, Inc.

Chair Foley moved back to the approval for the Wildlife Center. At the Site Walk a discussion about the old cemetery located on the property was discussed. The Wildlife Center will clean up the cemetery and maintain it so it can be accessible to the public. Chair Foley asked Mr. Doig what the operating hours will be. He said 8:30 a.m. to 8:30 p.m.

Chair Foley moved to page 55 of the Ordinance, Standards applicable to Conditional Uses and 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

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.

The Center will work with Limington's CEO to see if the current system is working. All animal waste will be composted.

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.

Yes

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.

Ample buffering exists.

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.

The Center plans to clean up the old Cemetery on site and provide a path to it.

Conditions of approval

1. The parking spaces will be built according to the plan.
2. The Center will work with the CEO to ensure the wastewater system is working properly
3. All animal waste shall be composted.
4. A dumpster shall be located on site and buffered by appropriate trees/shrubs.
5. All necessary State permits, if required, shall be obtained by the applicant prior to the Code Enforcement Officer issuing a building permit and/or occupancy permit.
6. No permits shall be issued until all the conditions of the Notice of Decision have been met.

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

Bob Gervais made a motion to approve this application with the Conditions stated above.
Victoria Kundishora seconded the motion. All in favor and motion carried.

Minutes of August 5, 2024

Members of the Board asked for changes to the minutes that needed revision. The secretary will make the changes.

Grace Davis made a motion to approve the minutes of August 5 as amended. Pete Langevin seconded the motion. All in favor and motion carried.

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