

**Town of Limington  
Planning Board Meeting  
Held  
October 6, 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, Secretary to the Board and Craig Galarneau, CEO

Others present: Eric Dube, John & Elayne Marrotte, Craig & Jenny Goselin, Jama Pitman, Nate Johnson, Ray & Erin Welch, Pete Lockwood, Todd Goselin, John Partridge, Jason Swanson, Taylor & Carley Sulari, John Galipeau, Bonnie Laughlin and David Taylor

**Agenda Items**

1. Conditional Use Permit to and demolish existing cottage & rebuild in the Shoreland, 171 Althea Lane, Map U3, Lot 12 – Sandra Sutyla, Applicant
2. Conditional Use Permit for building in the Shoreland Zone additions to existing cottage at 37 E. Pond Rd., Map U10, Lot 32 & 33 – Ray & Erin Welch
3. Conditional use Permit to add a second floor to the garage and half bath in the Shoreland Zone.
4. Separate Building Lots, Hanscom School Road – David Taylor
5. Review minutes of September 18, 2025.

**Conditional Use Permit to demolish and build a new house in the Shoreland Zone, 171 Althea Lane, Map U3, Lot12**

Eric Dube, of Trillium Engineering Group, said the owners intend to demolish the existing building. The new building will be no closer to the lake and will be built using the same footprint. Pete Lockwood, neighbor on the north side, said he is aware of the 3 feet setback on the side. Elayne Marrotte came forward and wanted to be on record that there are 2 septic systems on the property. One has not been used for about 10 years and they are using the other septic system. She said the owners are putting in a new system and she is asking that both of the old systems are taken care of properly when the new system is installed.

Bonnie Laughlin came forward and asked the Board to advertise site walks so that the public will know about them so the public can attend. Chair Foley said that the Board has not done them in the past and she agreed in the future the secretary will publish them.

Bonnie asked if the 66 ft. setback will be used for the new building and Chair Foley said yes because it is grandfathered.

There were no more questions and Chair Foley closed the Public Hearing. She opened discussion to Board members. Pete Langevin said the Board had previously talked about the public attending site walks and had addressed that there might be too many questions from attendees. Grace Davis asked if there was a legal document concerning the walkway and Mr. Dube said no.

Chair Foley had a question about the pink ribbons attached to some trees. The trees to be removed are marked with ribbons.

Chair Foley said the voting on this application will take place later after all the agenda items are addressed.

**Conditional Use Permit for building in the Shoreland Zone for additions to existing cottage on Sand Pond**, 37 E. Sand Pond Rd, Map U10, Lot 32 & 33 – Ray & Erin Welch, applicants

Mr. Welch said the camp currently sets 110 ft. back from the shore. Mr. Welch and his wife recently purchased the property and they are asking to have a deck built facing the lake in the same footprint as the former deck that was removed because of decayed wood. The setback would be 100 ft. In addition, they are requesting an 8 ft. addition to the front of the house in order to add an entrance and a laundry area and add a 20 ft. x 20 ft. addition off the side of the house. As well, they want to add a second floor to the garage which will allow him to build an open carport off each side. The second floor in the garage would house a game room, bathroom and office space.

Chair Foley said a site walk needs to be scheduled and it was set for October 20 at 2:00 pm at the site. This will be the first item on the agenda on the 20<sup>th</sup>. Chair Foley asked for a motion to accept the application. Darryl Hubbard made the motion and Bob Gervais seconded the motion. All in favor and motion passed.

**Conditional use Permit to add a second floor to the garage and half bath**, Jama Pitman

Jama Pitman distributed a copy of her plans for the second floor of the garage. There were no questions and Chair Foley asked for a motion to approve the second floor with a half bath and the stairs built inside the garage. Darryl Hubbard made a motion to accept the half bath on the second floor of the garage. Bob Gervais seconded it. All in Favor and motion carried.

**Separate one building lot into 3 lots, Hanscom School Road – David Taylor**

David Taylor came to the podium and said he has updated his Plan to split one lot into 3 building lots for a 3 lot subdivision. He has added the wetland survey, septic placements and elevations.

Chair Foley asked for the location of the wetland survey and Mr. Taylor said it was not on the plan submitted. Darryl Hubbard said it is required to depict wetlands on a plan. Mr. Taylor said he is selling raw land and intended it to be sold as wood lots. Mr. Taylor maintained that this piece of land was approved as a 3-lot subdivision when the solar farm was approved a few years ago. Darryl Hubbard maintained the Board needed the wetlands shown on the plan.

Chair Foley said she had too many questions about the plan presented and she wished to have the application tabled until the next meeting on October 20<sup>th</sup>.

Mr. Taylor asked if he split the land into 2 lots, would he be required to provide the information above. Darryl Hubbard said no.

### **Chair Foley recognized the other Taylor Sulari**

Taylor Sulari came forward and he introduced his wife, Carley. He said they moved to Limington 2 years ago and together they have established 2 small businesses. They have power washing equipment to do commercial cleaning and they are launching a food truck, Smoking Barbeque. Chair Foley thanked him for coming tonight.

### **Other Information**

Chair Foley referred to the revised application that Jama Pitman submitted for review. Chair Foley asked the secretary to review the form with input from Craig, the CEO, and bring the document back to the Board for discussion.

Next, Chair Foley said that she missed information on Jama Pitman's application, and as a result, she has decided to have the members of the Board receive applications a few days before our meetings. If applications could be mailed to members and they have them on a Friday before a meeting on Monday, that should give members time to review the application. Donna expressed that she wants to be responsible for getting them to the members.

Chair Foley referred to the definition for an Air B&B that is included in the packets tonight. The CEO said he would need to know the size of an applicant's septic system and number of bedrooms to be rented. The applicant would need to consult a registered septic designer before the CEO could approve an application. She asked that members review it and a discussion will take place at our meeting on the 20<sup>th</sup>.

Next, Foley said the Board needs to determine what referendum questions to put forth for the March Town Meeting.

We need to come up with a definition of a "hobbyist". She has language somewhere and she said she will have it for the next meeting.

Another item is "events". Foley said on the Land Use Table on page 65 we can keep it under Visual and Performing Arts. However, it does not address outdoor performance such as the event held over the weekend in Limington. Should we have a description for outdoor visual & performing arts? Grace Davis said on page 63 there is outdoor visual arts that could be added as C.

Chair Foley said she has been given information from Jason Webster and it refers to 4 different sections as follows: outdoor events categorized by how many people show up for an event, i.e.

under 500 people, 500 to 1,000 people, 1,000 to 2,000 people and then we could list the criteria for different size gatherings.

John Pardridge, 13 Evergreen Circle, said he has done some research online about what other towns are using in their Ordinance. He has Donna's email address and will forward them to her.

Jason Swanson of Evergreen Circle came forth and said he likes what he is hearing at this meeting. He feels that the permit given to the event promoter circumvented the Planning Board. He feels that everyone who lives on Evergreen Circle or the owners of hangers need to understand that it is a residential area and it is not conducive to large events.

Thomas Weed, 41 Evergreen Circle, spoke next and said he spoke today with the Flight Standard District Office, (FSDO) in Portland. He said Kyle had the runway remain open and cars were parked 6 to 8 ft. from the edge of the runway which was a violation of the "Runway Obstacle Free Area". He said someone was killed on the runway after a plane taking off hit debris on the side of the runway. He further stated that when the event was over, Kyle was on an ATV on the runway herding the patrons out of the runway which was also a violation. Thomas Weed spoke again and said the runway could not be closed per the FAA.

John Galipeau, Tucker Road, said he has 2 issues. On the town's website it has a form that can be downloaded that says "Mass Gatherings" and cost is \$50 for the permit fee. That permit was not obtained and an electrical permit was not obtained. He also said there were several planes that landed and took off that afternoon.

His next question concerned referendums. Who is responsible for writing them? Chair Foley said that the Planning Board is responsible for anything concerning Zoning Ordinances. The Select Board is responsible for drafting articles for the Warrant for Town Meeting.

### **Approvals**

#### **Jama Pitman construction for a garage in the Shoreland Zone**

Chair Foley moved the discussion back to the applications that were discussed tonight. She began with Jama Pitman. The Board accepted her revised plan for the second floor of the garage to have an office and a half bath. There will be no residential use of the space on the upper level.

#### **Site Plan for Sutyla to build a new home in the Shoreland Zone at 171 Althea Lane**

The Board has the responsibility to ensure that the lot lines are properly shown. Eric Dube, engineer, stated the lines should stay 2 ft. 10" away from the lot line and that includes the walkway or access. Darryl Hubbard made a motion to increase the walkway 2 ft. so that the setback will be 5 ft. to the corner of the building. Bob Gervais seconded the motion. A lengthy discussion followed. Motion did not carry and the 2 ft 10" set back remains on the north side.

Next, discussion moved to how many trees need to be replaced. The trees are marked with a pink ribbon will be removed.

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Bob Gervais made a motion to approve the application with the above conditions. Victoria Kundishora seconded the motion. Darryl Hubbard was apposed. Bob Gervais, Joyce Foly, Pete Langevin and Victoria Kundishora voted in favor.

**Conditional Use Permit to Construct a Building offering affordable building supplies, and Rise & Shine Greenhouses & Nursery – Map R-14, Lot 43.2, Todd Goselin and Nathan Johnson, applicants**

Bob Gervais made a motion to approve the construction of a building to house a discount building supply store and construct greenhouses on the property at Map R-14, Lot 43.2. Victoria Kundishora seconded the motion. They will reclaim 3.2 acres of wetland as approved by the DEP. Lighting will not infringe on abutters. Sign will be approved by the CEO. All in favor and motion carried.

Joyce Foley made motion to adjourn and Victoria Kundishora seconded the motion. All in favor and motion carried. The meeting adjourned at 8:30 pm.

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