

**Town of Limington
Planning Board Meeting
Held
October 20, 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 and Grace Davis.

Planning Board members absent: Victoria Kundishora

Staff present: Donna Sawyer, Secretary to the Board and Craig Galarneau, CEO

Others present: Jason Webster, Ray Welch, E. Welch, Bonnie Lord Laughlin

Chair Foley asked Grace Davis, Alternate, to represent Victoria Kundishora who was absent.

Agenda Items

1. Public Hearing for Conditional Use Permit for building in the Shoreland Zone for additions to existing cottage and garage on Sand Pond – Ray & Erin Welch
2. Review minutes of September 18, 2025
3. Mass Gathering Ordinance

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

Ray Welch came before the Board and said that he and his wife have recently purchased the cottage. He is asking for several additions to the cottage and garage and these additions include:

- They wish to build a new deck, 10 ft. wide on the cottage facing the lake because the previous owner removed the deck prior to their purchase. They intend to build in the same footprint. With the new deck built the cottage will be 100 ft. back from the highwater mark.
- There is only one bath in the cottage and they want to build a 20 ft. x 20 ft. addition to the side of the cottage for a master bedroom, full bath and closet.
- They want to add an 8 ft. addition to the front of the cottage facing the road. This addition will house an entrance foyer and a laundry area.

- They also want to build a second floor above the garage and 2 open car ports, on each side of the garage. They would be 10 ft. to 12 ft. wide.

Chair Foley asked for comments from the public. Bonnie Laughlin thanked the Board for allowing her to attend the site walk. She is concerned about erosion on the waterfront and asked if the beautiful oak tree would need to come down? Craig, our CEO, said another tree will probably be planted.

Next, she asked about the sign at the end of the road that said that trespassers were not welcome. She continued by saying did the Welches know it was a private road when they purchased the property? She wanted to know the significance of the signs? Chair Foley said East Sand Pond Road is private and the owners said the sign was there when they purchased the property and they will not be taking it down. As far as maintenance of the road, the cottage owners have an agreement to maintain it.

Ray Welch said they are partial to trees and are willing to plant anything that the CEO suggests.

Bonnie Laughlin came to the microphone again and asked if she was trespassing when she entered East Sand Pond Road. Chair Foley said she did not know the answer to Bonnie's question. Ray Welch came to the podium again and said that the sign went up when someone broke into a cottage. At the time the road went all the way around the lake but since the robbery, it has been closed off.

Chair Foley moved to the Standards Applicable to Conditional Uses. She read from the section as it pertains to this application.

Conditional Use Permit to Build in the Shoreland Zone – Ray & Erin Welch

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.

NA

D. Adequate provision for the disposal of all wastewater and solid waste has been made.

Wastewater culvert out to the north side of the property. Nothing is built that pollutes.

E. Adequate provision for the transportation, storage and disposal of any hazardous materials has been made.

No storage of hazardous materials on property.

F. A storm water drainage system meeting State standards shall be installed.

Not applicable

G. Adequate provisions to control soil erosion and sedimentation will be in place.

NA

H. There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.

Yes, a well is on site.

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.

Any new buildings constructed will not have allow glare to existing buildings.

J. All performance standards in this Ordinance applicable to the proposed use will be met.

Yes

K. The use will not result in unsafe or unhealthful conditions

Correct, it will not.

L. The use will not have an adverse impact on natural beauty, historic sites, or rare and irreplaceable natural areas.

Correct, it will not

Iterated should be *reiterated*

Planning Board Minutes
October 20, 2025

On page 4, change Shoreland *Shoreland Zone*.

Hardware store should be *building supply store*.

Bob Gervais made a motion to approve the minutes as amended. Darry Hubbard seconded the motion. All in favor and motion carried.

Mass Gathering Ordinance Discussion

Chair Foley moved the discussion to the first draft of the Mass Gathering Ordinance. Chair Foley stated that this is not a Public Hearing. The Public Hearing date is tentatively scheduled for November 17th.

Chair Foley told the Board that she drafted the Mass Gathering document we are reviewing tonight from 6 different towns' Mass Gathering Ordinance. Foley moved the through the entire new document she drafted and she gathered input from each member. There was a lot of discussion as Chair Foley read through the document and the members gave their comments. Finally, Chair Foley said she would incorporate the comments gathered from the members and prepare a revised document.

Chair Foley made a motion to increase the advertising fee from \$90 to \$130 per application for a Conditional Use Permit. The additional \$40 fee will cover another ad in the Shopping Guide to advertise a date and time for a site walk. Bob Gervais seconded the motion. All in favor and motion carried.

The Mass Gathering document as revised here tonight is attached as Attachment I.

Bob Gervais made a motion to adjourn and Pete Langevin seconded the motion. All in favor and motion carried.

Meeting ended at 9:15 pm. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Board.