

**Town of Limington
Planning Board Meeting
May 15, 2023**

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Members present: Joyce Foley, Pete Langevin, Bob Gervais, Victoria Kundishora, Debra Black and Darryl Hubbard

Staff present: Donna Sawyer, Planning Board Secretary

Staff Absent: Craig Galarneau, Code Enforcement Officer

Others present: Russell Mowatt, Steve Colby and Michael Lalonde

Agenda

1. Public Hearing for an Amendment to Durgin Farm Subdivision – Map R2, Lot 13-1, Russell Mowatt, applicant
2. Ray Marshall – Discussion on rezoning land beyond the Limington Airport
3. Minutes of May 1, 2023, meeting
4. Other

Durgin Farm Subdivision Amendment - Map R2, Lot 13.1, Russell Mowatt, Applicant

Russell Mowatt came forward and said he owns 2 buildings on Lot 1 and he wants to sell the property that houses a second building. He is selling the second property with an existing building to an abutter, Steve Colby. Michael Lalonde, Surveyor, came forward and explained in detail his recent survey that redefines the lot lines for Lot 1 that includes the house. The piece broken off will be sold to an abutter.

Chair Foley asked for a motion to approve this new boundary line for Lot 1 and the remaining land to be purchased by an abutter. Bob Gervais made the motion and Debra Black seconded the motion. There was no more discussion and motion carried. The members signed the documents.

Chair Foley said that Ray Marshall would not be in tonight to discuss the rezoning of his property.

Discussion of allowing chickens in a Cluster Subdivision

Chair Foley said that Craig Galarneau, our CEO, forwarded a request to the Planning Board regarding a buyer of property in a cluster subdivision who wants to own 10 chickens. The house lot is a little less than acre. She asked the Board to go to 12.B.5. in our Ordinance - Animal Husbandry which says that parcels smaller than three (3) acres, the Board shall limit the number of animals permitted.

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Chair Foley said the Board can give an approval with conditions. After discussion, it was decided to allow no more than 10 chickens. Chair Foley made a motion to approve 10 chickens on this .90 acre lot located on Mavis Lane. Conditions of approval are:

Buyer of property allowed to have 10 chickens on his property at 14 Mavis Lane.

Chicken area must be fenced in with chicken wire,

No chicken manure piles on the property,

There can be no roosters in the flock

If there is an increase beyond 10 chickens, buyer must come before the Planning Board for a Conditional Use Permit

Debra Black seconded the motion. All in favor and motion carried.

Other Items:

Gravel Extraction Ordinance Review

Chair Foley distributed the latest version of our revised Gravel Extraction Ordinance that included proposed changes from the Planning Board members. She explained that last year the Select Board had not moved it forward as a Referendum question for the citizens of Limington to vote.

David Taylor letter

Letter from David Taylor regarding Tree Growth on his property. Chair Foley stated it is FYI only.

DEP, Chapter 700 re: wellhead protection Reference – Carl Nelsen, Repair Garage, Map R9, Lot 35

Chair Foley distributed a copy of a document labeled as **Wellhead Protection** from the Department of Environmental Protection. There will be an onsite inspection on May 2 to evaluate Mr. Carl Nelsen's business proximity to the well of an abutter.

Bob Gervais agreed to be present when the site is reviewed by DEP at 173 Beaver Berry Road. Bob agreed to present them with a copy of the Board's Notice of Decision for this that application.

Review of May 1, Meeting Minutes

Victoria had 3 changes. Bob Gervais made a motion to accept the minutes with the changes noted. Pete Langevin seconded the motion. All in favor and motion passed.

The meeting adjourned at 7:50 pm. These minutes were taken and transcribed by Donna Sawyer Secretary to the Planning Board.