

**Town of Limington**  
**Planning Board Meeting**  
June 19, 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, Bob Gervais, Pete Langevin, Darryl Hubbard Victoria Kundishora and Debra Black

Staff present: Donna Sawyer, Planning Board Secretary

Staff Absent: Craig Galarneau, Code Enforcement Officer

Others present: Brittany Mackowiak, Ron Tardif, Doug Tardif, Ray Marshall, John Patridge, Tim Bickford and W. Nusom

**Agenda**

1. Public Hearing for indoor Play Garden Maine, LLC at Limington Airport Building, 13 Airport Drive, Map R15, Lot 2A – Brittany Mackowiak, Applicant
2. Ray Marshall – Allow a change in zoning at 697 Sokokas Ave., Map R15, Lot 24
3. Minutes of June 5, 2023
4. Other Business

**Public Hearing for an Indoor Play Garden Maine, LLC at the Limington Airport Building, 13 Airport Drive, Map R15, Lot 2A** – Brittany Mackowiak, Applicant –

Chair Foley invited Brittany Mackowiak, the applicant, to come forward and tell those present what her plans are for an indoor Play Garden at the Limington Airport Building.

Ms. Mackowiak briefly spoke about her Indoor Play Garden telling the public that she wishes to open this venue for children 6 through 12. Her hours will be after school camp and weekends. Weekend hours will be 9:00 am to 3:00 pm. The outside play equipment will be handicap accessible as well as the indoor activity area and bathroom.

After school camp will take children in public school for ages 6 through 12. On weekends Ms. Mackowiak will be open for play sessions and birthday parties by the hour. She will have a room for art projects and another space for birthday party rental. If a child becomes ill, there is space to accommodate sick children.

**2<sup>nd</sup> Amendment for Burning Rose Subdivision**

Chair Foley paused the meeting and asked the two parties involved in the Amendment to Burning Rose Subdivision land swap to come forward. Foley explained that the Planning Board members would sign a 2nd Amendment to the Burning Rose Subdivision dated May 2023. Basically, it is an equal land swap between Lot 3 owned by Wild One Motor Sports, LLC, and

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Lot 2 owned by Providential Control, LLC. The owner will be responsible for recording at the York County Registry.

Chair Foley moved back to the Indoor Play Garden approval and referred to **Standards Applicable to Conditional Uses** on page 56 of the Ordinance.

Chair Foley read through the Standards:

**6. G. 1. It shall be the responsibility of the applicant to demonstrate that the proposed use meets all of 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.**

Meets

**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.**

Applicant responded that she will enter into a contract to remove all waste from her facility and will provide a copy to the Code Enforcement Officer (CEO) before she opens in September.

**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.**

William Nusom came forward from the audience and showed a picture on his cell phone to the Board. It showed a plane upside down near his hanger. His intention was to provide the Board with information about this accident.

Fencing around the building she is leasing will be installed prior to opening the play garden

**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.**

True

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

True

**Other conditions will be:**

1. One bathroom will be handicapped accessible.
2. Copies of all State of Maine approvals will be provided to the Code Enforcement Officer.
3. Business will not operate above capacity as determined by the State.
4. The hours of operation M-F will be 3:00 pm to 6:00 pm for after school camp and Saturday and Sundays will be 9:00 am to 3:00 pm.
5. There will be 1 or 2 assistants onsite as needed.
6. The Fire Chief will do a final inspection of the building and site before occupancy to ensure that the play garden has met all fire and safety issues.
7. The State Department of Health and Human Resources will inspect the building 30 days prior to opening.

Darryl Hubbard made a motion to approve The Play Garden Maine, LLC, with the stipulations as stated above. Bob Gervais seconded the motion. There was no more discussion and motion carried.

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**Ray Marshall – Change in zoning at 697 Sokokas Ave., Map R15, Lot 24**

Ray Marshall came before the Board and said he would like to change the zoning at 697 Sokokis Avenue from Rural to Commercial.

Chair Foley went to page 199 of the Ordinance and stated that there are 4 ways to propose an amendment to the Ordinance. They are:

1. Planning Board , by majority vote of the Board
2. By Municipal Officers, through a request by the Planning Board,
3. An individual through a request to the Planning Board,
4. A written petition of number of voters equal, at least 10% of the number of votes cast in the last gubernatorial election.

Next, Chair Foley reviewed the Procedure to be followed in the Ordinance and that is spelled out in 16.B.1 through 16.B.4, also on Page 199.

**Other**

Chair Foley congratulated Debra Black for winning a seat on the SAD 6 School Board. Debra said she will submit her resignation from the Planning Board later this week.

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At the bottom of page 1, remove 20 children and replace with ‘determined by the State’.  
Victoria asked on page 2 to add ‘of’ before Health and Human Services.

There were no more changes. Debra Black made a motion to approve the minutes with above changes noted and Bob Gervais seconded the motion. All in favor and motion carried.

There being no more business, Debra Black made a motion to adjourn, and Bob Gervais seconded the motion. All in favor and meeting adjourned at 8:00 pm.

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