

Town of Limington
Planning Board Meeting
August 7, 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 and Victoria Kundishora.

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

Others present: Judy Wentworth, James Yates, Annie Beagan, Robert B. Beagan, Kari Beaulieu, Laci Hoskins, Evelina Haskell, Matthew Jasken, Gary Fullerton, Judy Fullerton, Aaron Sleeper and Matt Peterson

Agenda

1. **Conditional Use Permit for Blaze Orchard, LLC to operate Blaze Brewing Beer Garden**, Map R1, Lot 7D, 187 Dole's Ridge Rd., - Applicant, Matt Haskell for Blaze Brewing
2. **Shoreland Zoning to Build new cottage on a foundation**, 22 Cherokee Lane, Map U7, Lot 43 – applicant, Annette Beagan
3. **Conditional Use Permit for Reptile & Rodent Business**, Map R14, Lot 29C, 564 Sokokis Ave, applicant Camo Constrictors
4. Approve Meeting Minutes of June 19, 2023
5. Adjourn
6. Informal discussion with Comprehensive Plan Committee members

Conditional Use Permit for Blaze Orchard, LLC to operate Blaze Brewing Beer Garden, Map R1, Lot 7D, 187 Dole's Ridge Rd., - Applicant, Matt Haskell for Blaze Brewing

Matt Haskell from Blaze Orchard, LLC, came forward and told the committee that he is in the process of purchasing Dole's Orchard. He provided background information by saying he owns 6 different restaurants, a brewery and 2 farms up north where they raise livestock for his restaurants. His brewery is located in Biddeford and he has now decided to open a cider company in addition to his brewery.

The operation in Limington will be done in phases. The first phase is to bring the orchard back to what it was when operated by the Bunting Family. He is outgrowing his Biddeford operation and eventually plans to move it to Dole's Ridge. His future plans are to offer food, beer, wine, pizza and add a smoker. The end plan is to operate a catering business and operate year-around.

Planning Board Minutes
August 7, 2023

In the meantime, he plans to use the kitchen on the property that has been approved by the State of Maine and he knows he must re-apply for the kitchen license.

A site walk was scheduled for August 12th at 11:00 a.m. at the site. Bob Gervais made a motion to accept the application and Victoria Kundishora seconded the motion. All were in favor and the motion carried.

Shoreland Zoning to Build new cottage on a foundation, 22 Cherokee Lane, Map U7, Lot 43
– applicant, Annette Beagan

James Yates, builder, came to the podium and introduced the cottage owners, Annette and Robert Beagan, fourth generation owners. The owners are seeking to tear down the existing structure and rebuild on a foundation. They will add a septic system and running water. They are asking for a 20% increase in size of the cottage and, hopefully, everything can be approved by the Board. A site walk was scheduled for 4:00 p.m. on August 9th.

Bob Gervais made a motion to accept the application and Darryl seconded. All in favor and motion carried.

Conditional Use Permit for Reptile & Rodent Business, Map R14, Lot 29C, 564 Sokokis Ave,
applicant Camo Constrictors

Matt Peterson, part owner, said he breeds geckos, snakes and rodents. In a few months Matt Peterson plans to sell the rodents to other breeders. The snakes being raised are Ball Pythons and they are very gentle. Chair Foley stated she had called the State of Maine and Inland Fisheries & Wildlife to inquire about licenses needed to operate such a facility. Mr. Petterson said he has filed for a pet license with the State of Maine. Chair Foley asked where Mr. Peterson sells the snakes and Mr. Peterson said he goes to shows around New England to sell his snakes. No sales will take place where he breeds them.

A site walk was scheduled for 3:00 p.m. on August 9th at the snake facility at 564 Sokokis Ave. to be followed by site walk to the Beagan property, 20 Cherokee Lane at 4:00 p.m.

Darryl Hubbard made a motion to accept this application and Bob Gervais seconded the motion. All in favor and motion passed.

Meeting Minutes for June 19, 2023

Joyce and Bob had one change: add that the play sessions on weekends will be rented by the hour. Victoria Kundishora made a motion to approve the minutes with the change and Bob Gervais seconded the motion. All in favor and motion carried.

Planning Board Minutes
August 7, 2023

Other

Chair Foley said she had been contacted by David Taylor who wants to break off a lot from his subdivision. Darryl Hubbard said that the subdivision has already been approved and if Mr. Taylor wants to add another lot, he must come before the Board.

The meeting adjourned at 8:00 p.m. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Board.

An informal discussion with the Comprehensive Plan Committee took place after the meeting adjourned.