

**Town of Limington
Planning Board Meeting
September 18, 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 Grace Davis.

Staff present: Donna Sawyer, Planning Board Secretary and Craig Galarneau, Code Enforcement Officer

Others present: Tim Michaud, Terradyn Consultants, Emil Braley, Chris Downs and Pete Dellazba

Agenda

1. **Tucker Bend Subdivision, Map 12, Lot 10 – Luke Taylor**
2. **Conditional Use Permit for Leavitt Earthworks to add another use to his gravel extraction operation – Map R 5, Lot 25-6, applicant, Brian Leavitt**
3. Approve Meeting Minutes of August 21, 2023
4. Other

Tucker Bend Subdivision, Map 12, Lot 10 – Luke Taylor

Tim Michaud, from Terradyn Consultants, LLC, came forward to discuss this subdivision. Chair Foley said that the Board would not accept or discuss this subdivision tonight. The reasons are that some work has not been completed in the first phase of Tucker Bend. The installation of the cistern in the first phase is not correctly sited and must be reset. And, the ditching and placement of culverts for the first 5 lots are not in place. When that work is completed and signed off by the Fire Chief, CEO and Director of Public Works, then the Board will discuss the next phase of this subdivision. Also, at the March meeting, Mr. Taylor said he wanted to develop the subdivision with standard lots of 2.75 acres each. The new plan is a cluster subdivision. The Board wants to see both plans.

Tim Michaud with Terradyn Consultants said he was not involved with the first phase of Tucker Bend and he showed where the Phase II lots are shown on the plan. Chair Foley said the Board wanted another plan depicting a 2.75 acre lots. Chair Foley said that the Board does not approve plans piecemeal. The Board wants to see the entire build out when coming before the Board. Michaud asked if a second cistern needs to be installed in Phase II if one already exists. The Fire Chief stated that he needed to see where houses would be placed and then make a determination. The Fire Chief, Emil Braley, thought it would be cheaper to install sprinkler systems in each home because of the cost involved.

Chair Foley informed Luke Taylor that she will prepare a letter to him that talks about the deficiencies that exist before he can move forward.

Meeting Minutes for August 21, 2023

It was determined that there were no changes. Bob Gervais made a motion to approve the minutes as written and Victoria Kundishora seconded the motion. All in favor and motion carried.

Blaze Brewing Beer Garden and kitchen at Doles Ridge Road

Chair Foley updated the Board by saying that Blaze Orchard, LLC, has decided to scale back on his request for the Beer Garden and kitchen and will be back in the spring with his application. Chair Foley said that she had spoken with a representative from the Department of Transportation regarding the speed limit on Doles Ridge Road and he said the speed limit would probably not be changed and it was a matter of enforcement for the town. However, the DOT representative she spoke to talked to her about a flashing speed sign. Foley said the State would purchase the signs that could be used on Doles Ridge Road by placing them at each end of the road.

Other

Next Foley spoke about the new legislation regarding LD 2003 that addressed tiny houses. The Board needs to get the language drafted for the Ordinance so it can be voted on at the March Town Meeting. She asked the members to draft questions like, i.e., who pays the taxes, what are setbacks, do lots need to be split up.

Another issue is the Board going to go forward with the gravel extraction changes to the Ordinance.

Conditional Use Permit for Leavitt Earthworks to add another use to his gravel extraction operation –524 Ossipee Road, Map R 5, Lot 25-6, applicant, Brian Leavitt

Brian Leavitt of Leavitt Earthworks came forward and said he is looking to lease a lot 100' by 100' to a startup company where they could store empty, roll-off dumpsters. Mr. Leavitt said there is a 12 ft. berm between where the dumpsters will be stored and the brook. Will the dumpsters be empty and Brian said "no". There were no comments from the public. The Board wanted to have a site walk and it was scheduled for Thursday, September 21st at 4:00 p.m. at the site. Chair Foley said the Board meets on October 3rd and the Board will vote on the application. Brian told the Board he is paving the entrance road on September 30.

Bob Gervais made a motion to adjourn and Victoria Kundishora seconded the motion. All in favor. The meeting adjourned at 8:50 p.m. These minutes were taken and transcribed by Donna Sawyer, Secretary to the Board.