

**Town of Limington**  
**Planning Board Meeting Minutes**  
May 1, 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, and Darryl Hubbard

Members absent: Victoria Kundishora and Debra Black.

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

Others present: Russell Mowatt, Barry Gammon, Emil Braley and Owen Sprague

**Agenda**

1. Discussion of property situated on Pequawket Lake that owner would like to divide - Barry Gammon, applicant.
2. Amendment to Durgin Farms Subdivision – Map R2, Lot 13-1, Russell Mowatt, applicant
3. Minutes of April 3, 2023, meeting
4. Other

Chair Foley brought the meeting to order and asked Barry Gammon to come forward to discuss dividing a parcel of land he owns on Pequawket Lake. Barry Gammon distributed copies of the lot which he wished to split into 2 lots. Gammon said he recently purchased this parcel containing about 4+ acres and he wants to break off another lot and include 100 feet of shore frontage. The entrance to the property is via Althea Lane and he is asking if he can go forward to split the parcel.

Chair Foley said the parcel is not in an established subdivision so he doesn't need to go through the Planning Board or a public hearing. Darryl Hubbard said the land is in the Rural Zone and he would need 300' of frontage on a road and 120,000 sq. ft of acreage in the Rural zone. Darryl said Gammon had enough frontage for 2 lots but not 120,000 sq. ft. of acreage for each lot.

Discussion went back and forth as to road frontage vs lot size, and Rural zone vs Shoreland zone requirements. At the end of the discussion, members of the Board

indicated a survey of the property should probably be done to provide answers to the owner's questions. The Planning Board has no jurisdiction regarding the property and will not be involved in the outcome.

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

Chair Foley asked Russell Mowatt, applicant, to come forward and tell the Board what his plans are for this subdivision. Mr. Mowatt said there are 2 homes built on lot 13-1 and he has had the lot surveyed so he can break off 2 acres and sell to an abutter.

Chair Foley said the Board should accept the application and a public hearing will take place on May 15, 2023. Darryl Hubbard made the motion and Bob Gervais seconded the motion. All in favor and motion passed.

**Other**

Chair Foley had 3 topics she wished to discuss with the Board. They are:

1. There was an article in the Sunday Portland Press Herald about LD 2003 indicating there may be revisions. Chair Foley said that the Ordinance will not be in place in Limington by July 1, 2023, and she suggests that when the lawmakers in Augusta get the final bill written then the Limington Planning Board will update the Ordinance.
2. Does the Board want to resubmit the updated Gravel Extraction Ordinance for a vote by the towns' people? Chair Foley felt it should go forward and wants to begin the review of the Gravel Ordinance in the fall. The consensus was that the Board begin to review the Ordinance in September.
3. Next, Chair Foley referred to a letter received by our Code Enforcement Officer. The letter was from Sherry Plummer, Manager, Hazardous Waste Management Unit, Bureau of Remediation and Waste Management. It said the DEP received notice that a site located at 173 Beaver Berry Road may be regulated under 06-096 CMR Chapter 700. If a regulated entity such as an Automotive repair facility wishes to get a variance on the prohibited building well head protection area, they would have to get approval from the DEP. Ms. Plummer can send an application.

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Chair Foley stated she assumed that Mr. and Mrs. Kinney forwarded the request to the DEP. Chair Foley said the Board acted responsibly for Mr. Nelsen so that he could earn a living. Chair Foley asked Craig Galarneau, CEO, to contact Ms. Plummer to obtain a copy of the law. Also, Ms. Plummer has not seen the stipulations placed on this business by the Planning Board.

### **Minutes of April 3, 2023**

Foley asked that the second paragraph on page 3 be removed. It starts: Rene thanked.

The first applicant on the agenda tonight, Barry Gammon, suddenly appeared and moved the conversation back to his building lot. The discussion went back and forth and, finally, Chair Foley stopped Mr. Gammon from asking questions and told him to meet with his engineer to understand how to go forward with his building plans for the lot.

The discussion moved back to the minutes of April 3<sup>rd</sup>. Chair Foley asked to have a sentence added for disposal of human waste.

Bob Gervais wanted waste to be stated as “waste oils and fluids”.

Bob Gervais made a motion to accept the minutes with changes and Pete Langevin Seconded the motion. The meeting adjourned at 9:00 pm.

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