

**Limington Planning Board Meeting
Held**

March 18, 2024

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Darryl Hubbard, Grace Davis and Victoria Kundishora.

Members absent: Bob Gervais and Pete Langevin

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

Others present: Jason Webster, Emil Braley, Bonnie Lord McLaughlin and Mary Lawrence

Agenda Items:

1. Final review of 4 referendum questions for: Floodplain Management Ordinance, LD 2003, Building height for construction in the Shoreland zone and Extraction Ordinance
2. Schedule Public Hearing
3. Approve Minutes of February 20, 2024

Review of Referendum Questions

Floodplain Management Ordinance:

Chair Foley opened the meeting and said that the Board will be reviewing 4 Referendum questions. The first review will be the new Floodplain Management Ordinance. Chair Foley said the State of Maine has written a new floodplain Management Ordinance and it must be adopted. She suggested that the Town adopt it as written. However, Foley said the floodplain maps that accompany the Ordinance will not be ready until July 17, 2024. She asked for a vote. Victoria Kundishora made a motion to approve the State's new Floodplain Management Ordinance to take effect on July 17, 2024. Grace Davis seconded the motion. There was no discussion and all in favor. Motion carried. Foley said the maps being used now will stay in place until July 17, 2024. **See Attachment 1.**

LD 2003:

Chair Foley moved to the document prepared by Lee J. Feldman that deals with the Referendum question to add additional housing within Limington. Because Limington has no public water or sewer, Limington is impacted in a limited way. In this document it states that landowners are limited to 3 dwelling units on their property. It could be their original house, accessory unit attached to that house and another dwelling built on the property. However, the landowner would need another 3 acres to be able to build another dwelling. The additional dwelling does not need 300 more feet of road frontage or another driveway. There cannot be another accessory dwelling built onto the second dwelling.

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Two new definitions will be added in the Ordinance and they are: Accessory Dwelling Unit and Tiny Home dwelling

There is one change in the Land Use Table, Item K., which reads Accessory Dwelling Unit/Tiny Home.

In the Shoreland Zone, an additional bullet item defined in S.9 says that an Accessory Dwelling Unit must comply with Shoreland regulations.

In the Dimensional Chart, in Item A, an asterisk is added for homes and tiny homes and at the bottom of the dimensional chart, Second Home is defined. No extra parking spaces are required.

Chair Foley asked if there were any questions and Darryl Hubbard questioned if setbacks are defined? It is addressed in the definitions.

Grace Davis made a motion to accept the LD 2003 document as prepared by Lee J. Feldman and Victoria Kundishora seconded the motion. All in favor and motion carried. **See Attachment 2**

Building height for construction in the Shoreland zone to 35 feet:

Chair Foley asked for a motion to approve the referendum question language to build a building in the Shoreland Zone up to 35 feet. The change will be in all 4 paragraphs that pertain to this item. Grace Davis made the motion to accept this language and Darryl Hubbard seconded the motion. All in favor and motion carried. **See Attachment 3.**

Extraction Ordinance:

Chair Foley read from a 2-page document prepared in advance that showed in yellow the latest suggested changes to our Ordinance. She indicated that the Town's attorney had approved all the language. She began with 12.I.3.B.2. and reviewed the language through 12.I.9 Enforcement. **See Attachment 4.**

After Chair Foley finished with the changes to the Extraction Ordinance, Bonnie Laughlin came forward to talk about the first paragraph of the Extraction Ordinance. She specifically asked that the words "to protect significant wildlife habitat" be included in the final draft. After discussion, it was determined that those 5 words had been approved by the Board and will be included.

Chair Foley asked for a motion. Grace Davis made a motion to accept the Extraction Ordinance changes as recommended by Ben McCall, attorney for the Town of Limington. Victoria Kundishora seconded the motion. All in favor and motion passed.

Chair Foley explained how she will move forward with the various Ordinance changes to get ready for the Public Hearing on April 1st. She will send final copies to the Board members for review before the Public Hearings.

After more discussion, Chair Foley asked for a motion to accept all changes to all the Ordinances during this review period. Victoria Kundishora made a motion and Grace Davis seconded the motion. All in favor and motion carried.

To be clear, all the discussion on the 4 documents discussed tonight will be presented at the Public Hearing on April 1st. All 4 documents are attached in their entirety to the minutes. Those attachments are as follows: Attachment 1 - **Floodplain Management Ordinance**, Attachment 2 – **LD2003**, Attachment 3 – **Building Height for construction in Shoreland Zone to 35 feet** and Attachment 4 – **Extraction Ordinance** in its entirety.

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Grace Davis cited minor changes on page 2 and 3. Victora Kundishora made a motion to accept the minutes with corrections as noted. Grace Davis seconded the motion. All in favor, motion carried.

Cistern Issue at Tucker Bend:

One more quick item was brought up by Darryl Hubbard. He asked if Craig Galarneau, CEO, had received a new plan for the cistern at the Tucker Bend I Subdivision. Craig Galarneau, CEO, said the applicant, David Taylor, had submitted a new preliminary plan and he and Chief Braley had reviewed it and asked that 2 items be changed. Mr. Taylor will make the changes and resubmit the plan to the CEO and Chief Braley for review. Once it meets the CEO and Chief Braley's expectations, it will be drawn by a licensed engineer in Maine and signed by a certified engineer. Chair Foley asked to see the design and agree to the design before it can be presented to the full Board.

There were no other items to come before the Board and the meeting adjourned at 8:10 p.m.

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