

Limington Planning Board Meeting
Held
June 17, 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, Pete Langevin, Bob Gervais and Victoria Kundishora.

Staff absent: Grace Davis

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

Others present: Matt Haskell

Agenda Items:

1. Conditional Use permit to build a Pavilion (Phase 1) and Brewery (Phase 2), at 187 Doles Ridge Road, Map R-1 Lot 7, Blaze Orchard, LLC, Matt Haskell, owner
2. Review minutes of June 3, 2024, minutes

Conditional Use Permit, Blaze Orchard, LLC, to build a pavilion & brewery building, Map R-1, Lot 7 – Matt Haskell

Chair Foley asked Matt Haskell to review the aerial photograph that he submitted to the Planning Board as a site plan. It showed lines drawn on it in yellow, orange and pink. Mr. Haskell stated that his yellow rectangular line was drawn by his engineer and showed the location of the pavilion and the new brewery building. Matt Haskell was assured that the plans showed the setbacks and correct layout of the buildings.

Discussion followed by the Board members that this was not a conventional Plot Plan and the Board members presented him with a copy of a conventional plot plan. More information needed to be shown as to where exactly the building is to be situated on the plot and linear measurements.

Discussion then moved to the driveway versus entrance road. Darryl Hubbard said the road needed to be built to meet commercial standards as spelled out in the Subdivision section of the Ordinance. Chair Foley maintained that the road into the venue was a driveway and did not need to be constructed to subdivision standards. She referred to page 117 of the Ordinance and more specifically to paragraph 11.M.1. Matt Haskell asked that he be allowed to utilize what the previous owners used as a roadway. There were differences of opinion by Board members.

Finally, it was decided to have a conference call with the Town's attorney, Ben McCall, and Chair Foley and Code Enforcement Officer, Craig Galarneau, to discuss the building of the road/driveway. That call would take place the next day, June 18, 2024, for a legal opinion.

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During the above discussion, the applicant decided to forgo Phase II, building the Brewery, and bring it back to the Board in 2025. He wanted to have apple picking this year just as the previous owners had done. Matt Haskell would also like to have the building of the pavilion approved so construction could happen in 2024.

The Board could not discuss variances requested by Matt Haskell because they should go before the Board of Appeals.

The Board requested that a correct Plot Plan be submitted before Mr. Haskell can move forward with this project

Review Meeting Minutes of June 3, 2024

There were no changes to the minutes. Joyce Foley made a motion to accept the minutes as written and Victoria Kundishora seconded the motion. All in favor and motion carried.

Adjourn

There was no more business and Bob Gervais made a motion to adjourn at 8:15 pm and Victoria Kundishora seconded the motion. All in favor and motion carried.

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