

**Limington Planning Board Meeting**  
**Held**  
September 23, 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, Pete Langevin, Darryl Hubbard, Victoria Kundishora, Bob Gervais and Grace Davis.

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

Others present: Joe Williams, Jason Webster and Bonnie Lord Laughlin

**Agenda Items:**

1. Public Hearing to demolish a cottage and shed and build a new cottage in the Shoreland Zone, Map U-5, Lot 7, 19 June Street – Jeremy & Marisa Lovett, applicants, (represented by Joe Williams of Lakeside Construction)
2. Review minutes of September 9, 2024.
3. Other

**Public Hearing to demolish a cottage & shed and build a new cottage in the Shoreland Zone**, Map U-5, Lot 7, located at 19 June Street – Joe Williams of Lakeside Construction

Joe Williams, Lakeside Construction, was present representing the owners, Jeremy & Marisa Lovett. Chair Foley asked to see a plot plan with the location of the new cottage and Mr. Williams provided a copy. The owners wish to demolish their cottage and shed because the cottage suffered extensive tree damage in spring storms.

The owners are not asking for any expansion. The cottage cannot be moved back further because of the existing septic field. The new side setbacks will be 40' and 20' +/- . The new cottage will be 51' back from the shore increasing the setback by 8' from the current setback of 43'. Board members held a site walk on September 17, 2024.

Chair Foley opened the meeting to hear questions from the public. Bonnie Lord Laughlin came forward and said she is not an abutter to the property and has no issue with the construction of a new cottage. She wanted to learn more about the project and asked if the septic field will be replaced? The septic system will not be replaced because it was installed in 2011. Questions from the Board included how many trees will be removed and Mr. Williams said 2 and possibly a 3<sup>rd</sup> tree. Another question was where new trees are to be planted and how big the new trees would be. The Code Enforcement Officer said new trees are usually 2 1/2 inches in diameter at 4 1/2' high and he will work with the Builder regarding where the plantings will be located.

Bonnie Lord Laughlin came forward again and asked if erosion issues were considered. Chair Foley said erosion issues are dealt with in the approval process. Also, there will be no permits

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granted until all conditions of the Ordinance are met as well as any conditions placed on the project by the Board. **(note this is what Joyce said but I think she means no Occupancy will not be granted until all conditions are met)** Chair Foley asked for a motion to approve the project to demolish the cottage and an old shed and build a new cottage. with the conditions placed by the Board as discussed. Darryl Hubbard made a motion and Bob Gervais seconded the motion. All in favor and motioned carried.

**Other:**

Chair Foley reminded the Board that there will be a Board of Appeals meeting on Tuesday, October 8<sup>th</sup> dealing with the Carl Gains Open-Air Antique Auto & Equipment Museum.

Chair Foley said she has included in the Board's package a letter regarding property located at 211 Hardscrabble Road. The concerned taxpayer suggested that the Town review the property as it was a "disgusting mess".

Chair Foley next referred to another document in the members' package concerning the 2024 Ordinance Changes for the Floodplain Management Ordinance that was approved by Limington taxpayers at the June referendum. This new document provides new language in Article VI, Development Standards and needs approval when the next Referendum is held.

Chair Foley said that Ray Marshall will be submitting a new application for a tenting campground at 697 Sokokis Avenue and often referred to as the William Tiedemann property.

Another project/application that will be coming in is the 3-lot subdivision created when Matt Blaze purchases the Doles Orchard property.

Craig Galarneau, CEO, said he has been contacted by a camp owner on Althea Lane who will be seeking approval for demolishing and building a new camp in the Shoreland Zone.

Darryl Hubbard said that Aaron Sleeper may be submitting another application to the Board to open a marijuana growing operation to be located in the second bay of the garage that now houses the Reptile & Rodent Business.

**Special Project**

Donna Sawyer, secretary to the Board, summarized a project she has been working on over the past few weeks. It is called the Index Project and she has 5 years of Planning Board meetings (indexed so far) by year and month. She said she realized it was taking longer and longer to retrieve information when someone asked because of the many notebooks amassed over her 12 years on the job. This quick-reference index will allow for quick retrieval of information by anyone seeking information in the future.

**Review of Minutes of 9/9/24**

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Take out the Apostrophe in 2/10 of a mile in the Brook View Subdivision on page 1 of the minutes.

There was no adjourning motion made at the end of the meeting. Add the following: Grace Davis made the motion to adjourn and Victoria Kundishora seconded the motion. All in favor and motion carried.

A motion was made by Bob Gervais and seconded by Pete Langevin to adjourn at 7:38 p.m. All in favor and motion carried.

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