

Limington Planning Board Meeting
Held
November 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, Pete Langevin, Bob Gervais and Grace Davis

Board members absent: Victoria Kundishora

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

Others present: Evelyne Joseph, Ray Marshall, Lucas Brulotte and Alex Sousa

Agenda Items:

1. Campground with 27 sites for tenting, located at R-15, Lot 24, 697 Sokokis Ave. – Ray Marshall, owner
2. Minutes of October 21, 2024
3. Other

Public Hearing for tent sites, located at R-15, Lot 24, 697 Sokokis Ave., owner, Ray Marshall

Chair Foley opened the meeting and said there is one agenda item tonight and it is the Campground proposal to be located at 697 Sokokis Avenue at the old Tiedeman farm.

Ray Marshall, the applicant, told the group that Jim Seymour would not be present tonight. Ray said he will be answering the questions from the Board. Chair Foley thanked Ray for the letter to the Board from his daughter that allows him to speak tonight. Ray Marshall displayed an enlarged site plan which he will use to answer questions. He said that each square has been scaled down with the tent site in the middle. He pointed out the 4 large circles with X's in the center in front of the old farmhouse. Those are trees and they will buffer road noise.

Ray Marshall told the Board he has decided to keep the house and attached barn and he misspoke at the last meeting. He feels the house and barn are a good buffer for the campground behind the buildings.

Darryl Hubbard asked about the entrance road and if Mr. Marshall had applied for an entrance permit. Darryl Hubbard said the MDOT might not issue another entrance permit because the 2 entrances would be too close together. Mr. Marshall said that Jim Seymour is preparing all of the permits but they have not been issued. Chair Foley said that it could be a requirement upon approval that all permits be obtained before construction could begin. All agreed. Mr. Marshall pointed out the 2 bathrooms/showers sited on the plan. The office will be in the farmhouse and later in the mobile home. Hours will conform to other campgrounds in the area. If necessary, in

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an emergency, someone using the apartment in the barn could be available if needed during off hours.

Bob Gervais asked about the one bathroom facility for campers as it appears over 1,000 ft. away. Mr. Marshall said the second bathroom will be built at the same time and he does not know why the second one says “future” build.

Bob Gervais asked about plans for the bathhouses and Mr. Marshall said the construction plan is complete and if the members need it, it will be forwarded to the Board. Pete Langevin asked how campers would get to their campsite. Mr. Marshall pointed out the paths for clients to use to access their site. Chair Foley said the members need to walk to the river and see the paths, signage and length of the walk. Mr. Marshall pointed out where the beach was located and how to gain access.

There was a discussion about the Saco River Corridor and if this campground/beach area needs to be approved by the Saco River Corridor. Mr. Marshall said he will investigate the issues raised and will get approvals if they are needed.

Darryl Hubbard asked for a site walk and the Chair agreed, but the application had to be accepted tonight. The site walk came up again and it was decided that the location of parking lot should be staked out. Ray pointed out that the parking lot area is next to a wet area and Ray has asked Jim Seymour to investigate the wet area. The date for the site walk was scheduled for Tuesday, November 26, at 3:00 pm.

Chair Foley asked for a motion to accept the application. Darryl Hubbard made a motion to accept the application and Bob Gervais seconded the motion. All in favor and motion carried.

Minutes of October 21, 2024

Chair Foley had changes as well as Bob Gervais and Grace Davis.

Bob Gervais made a motion to approve the minutes as emended and seconded by Pete Langevin. All in favor and motion carried.

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

Darryl Hubbard made a motion to adjourn and Bob Gervais seconded the motion. All in favor and the motion carried.