

**Limington Planning Board Meeting
Held**

December 2, 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, Victoria Kundishora, Pete Langevin, Bob Gervais and Grace Davis

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

Others present: Ray Marshall, Earl Bunting, Lucas Brulotte and Alex Sousa

Agenda Items:

1. Campground 697 Sokokis Ave. – Ray Marshall, Owner
2. Minutes of November 18, 2024
3. Other

Bunting Subdivision; Map R-1, Lot 7 at 187 Doles Ridge Road

Chair Foley asked Earl Bunting to step forward and explain his 3-lot subdivision and provided each Board member with a preliminary plan that shows the 2 lots he sold previously, his homestead lot and the 88 acres of farmland to be sold. Lot 1, as shown on the plan, is the large parcel being sold. The new owner plans to keep the orchard going and build a pavilion offering food and entertainment and relocate his brewery from Biddeford to Limington in Phase 2..

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

Chair Foley told Earl Bunting that a Public Hearing will be held on December 16, 2024, and his application will be the first agenda item at 7:00 p.m.

Campground located at R-15, Lot 24, 697 Sokokis Ave

Chair Foley asked Ray Marshall, who wants to develop a campground at 697 Sokokis Avenue, to come forward and asked for questions from the Board members.

The following issues were discussed:

How will handicapped people get to their camp site? There will be staff at the parking lot and they will be driven to their site by staff members using a golf cart.

What will bring campers to this site? Ray reviewed the local attractions, i.e., beach nearby, Portland area, Sebago Lake, etc.

Discussion of families with bikes and width of grass pathways to campsites.

Before moving forward, Chair Foley asked for a motion to approve or disapprove. Victoria Kundishora made a motion to approve the application for the campground. Bob Gervais seconded the motion. All in favor and motion carried.

Chair Foley moved to page 55 of the Ordinance, Standards applicable to Conditional Uses. She read the following:

6. G. 1. It shall be the responsibility of the applicant to demonstrate that the proposed use meets all the following criteria.

A. The use will conserve shore cover and visual, as well as actual access to water bodies.

Yes

B. Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance.

Yes, there will be access. See plan for location.

C. The site design is in conformance with all municipal flood hazard protection regulations.

Yes

D. Adequate provision for the disposal of all wastewater and solid waste has been made.

Yes, there are bathhouses located on the plan.

E. Adequate provision for the transportation, storage and disposal of any hazardous materials has been made.

Not applicable.

F. A storm water drainage system meeting State standards shall be installed.

Yes a drainage system is shown on the plan.

G. Adequate provisions to control soil erosion and sedimentation have been made.

Yes, noted on plan.

H. There is an adequate water supply to meet the demands of the proposed use and for fire protection purposes.

There is a well onsite to provide sufficient water and the Fire Chief will approve the water source to determine if adequate.

I. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties, including public areas, from detrimental features of the development, such as noise, glare, fumes, dust, odor, adverse visual impact, and the like.

Trees existing onsite buffer the surrounding property. The applicant will plant more trees. This Standard will be met.

J. All performance standards in this Ordinance, applicable to the proposed use will be met.

Standards will be met.

K. The use will not result in unsafe or unhealthful conditions.

Will meet.

L. The use will not have an adverse impact on natural Beauty, Historic sites or rare and irreplaceable natural areas.

Will not have an adverse effect.

Conditions of approval

Chair Foley added more Conditions. They are listed below:

All State permits are required.

The campground will be seasonal use only.

Adequate signage will be posted for campers.

Trash receptacles will be located at the beach.

No tents will be in the floodplain.

There will be a trash receptable, picnic table and a metal firepit on each site that meet our Ordinance requirements,

There will be fire extinguishers capable of extinguishing electrical and wood fires and will be stored in a service building.

The parking lot will be constructed to meet the Ordinance and the Code Enforcement Officer's requirements.

There will be a vehicle available to meet handicap requirements.

Any signage must meet Ordinance requirements and be approved by the Code Enforcement Officer.

Bathhouses will be constructed to meet handicap accessibility requirements.

There will be lighting at the bathhouses and other public areas.

Grass in the fen area should be mowed, if needed during a dry spell so as to not be a fire hazard.

Debris behind the barn will be cleaned up and remain clean.

The oil tank (behind garage) must be stabilized or removed.

An agreement with a local trash company is required.

The proposal as listed above must be constructed within 2 years.

All of the conditions listed above must be met before opening the venue.

Chair Foley asked for a motion. Pete Langevin made a motion to approve this application, and Victoria Kundishora seconded the motion. All in favor and motion carried.

Minutes of November 18, 2024

Two small items needed correction. Bob Gervais made a motion to accept the minutes as amended. Pete Langevin seconded the motion. All in favor and motion carried.

Other

Chair Foley reminded Bob Gervais, Victoria Kundishora and Pete Langevin that their term on the Board is expiring and they must take out nomination papers if rerunning for their position.

Donna Sawyer, Secretary, told the members that she has compiled the Attendance Report for 2024. She is submitting it for payment next week and each member will receive a stipend check for their attendance at meetings as well as sitewalks.

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

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