

**Town of Limington
Planning Board Meeting
Held
August 18, 2025**

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, Victoria Kundishora and Grace Davis.

Board Members absent: Bob Gervis

Staff present: Donna Sawyer, Secretary to the Board and Craig Galarneau, CEO

Others present: Jama Pitman, Judy Weymouth, Greg Rancourt, Tom & Bonnilyn Stanhope, Todd A. Goselin and Nathan Johnson

Grace Davis will represent Bob Gervais who is absent tonight.

2

Agenda Items

1. Conditional Use Permit to build a garage in the shoreland zone, Map U7, Lot 7, 7A & 7B – Jama Pitman - Applicant
2. Separate Building Lots, Hanscom School Road – David Taylor
3. Review minutes of August 18, 2025

Conditional Use Permit to build a garage in the Shoreland at 10 Pow Wow Drive – Jama Pitman, Applicant

Jama Pitman, owner and applicant, at 10 Powwow Drive, came forward and she said she had accepted new property lines with the property owners at 12 Powwow Drive and 11 Twin Pines Lane. Both are abutters.

She said that the agreed upon property lines allowed her to meet setbacks for her proposed garage construction and she distributed copies to the members. This plan clearly showed the proposed garage location, shown in green, that met all setbacks on each side and the setback from the high-water mark is 173 ft. The dimensions for the garage are 24 ft. x 36 ft. for 864 sq. ft. footprint.

Chair Foley asked for a motion and Darryl Hubbard made a motion to accept the new site plan. Grace Davis seconded the motion. All in favor and motion carried. Chair Foley said the Public Hearing for Jama's application will be on September 15, 2025, at 7:00 pm.

Chair Foley scheduled a site walk on September 8th at 3:45 pm.

Separate lots on Hamscom School Road - Dave Taylor, applicant

Dave Taylor was absent.

Conditional Use Permit to Construct a Building offering affordable building supplies, and Rise & Shine Greenhouses & Nursery – Map R-14, Lot 43.2, Todd Goselin and Nathan Johnson, applicants

The applicants, Todd Goselin and Nathan Johnson, had spoken with the Board at our last meeting on August 4, 2025. They wanted to have a preliminary discussion with the Board about their plans before purchasing 10.2 acres of land at 133 Ossipee Trail and shown on Map R-14, Lot 43.2.

The applicants have now purchased the property and have resolved how the wetland issue(s) will be dealt with for the Environmental Protection Agency and the Maine DEP. The buyers agreed to restore 3.2 acres of wetland to begin after the purchase. There will be several phases of restoration work over a period of 3 years with monitoring to occur for 7 years or until the EPA signs off. The applicants said there is a third entity, called Fly Catcher, who will be monitoring the wetland issues as they complete the work.

They can now move forward with their construction plans. Discussion moved to the site plan submitted with the application. It showed the location of the insulated metal shop which will be 76 ft. by 150 ft., a 76 ft. by 170 ft. uninsulated warehouse and a 60 ft. x 50 ft. insulated office.

In addition, one open shed would surround the warehouse and metal shop on the perimeter and meet setback requirements. There would be 4 greenhouses located near the rear of the property.

Chair Foley requested a septic design be ready by September 18th at the time of the Public Hearing. As well, setbacks need to be shown on the plan, and location for the 30 ft. wide-graveled entrance.

The Planning Board requested the applicants to come to the September 15 Public Hearing with an engineered site plan signed by an Engineer showing contours and the exact location of buildings, open shed storage, greenhouses, entrance, office, runoff and any other requirements the Board needs to decide their decision.

The applicants said they will comply with the Board's wishes and come back with a working plan.

Review of August 4, 2025, meeting minutes

Chair Foley had a few changes to the minutes. Grace Davis made a motion to approve the minutes as amended and Darryl Hubbard seconded the motion. All in favor and motion carried.

Pete Langevin made a motion to adjourn at 8:30 pm. Victoria Kundishora seconded the motion. All in favor and motion carried.

Planning Board Minutes
August 18, 2025

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