

**Town of Limington
Planning Board Meeting
Held
September 15, 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, Bob Gervais and Grace Davis.

Board Members absent: Victoria Kundishora

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

Others present: Judy Weymouth, Jama Pitman, Bonnie Laughlin, Todd A. Goselin, Nathan Johnson, Jason & Becki Webster, Christine Joyce, Eric Dube, Dave Taylor, Sharon LaPlante and Tammy Pike.

Grace Davis will represent Victoria Kundishora who is absent tonight.

Agenda Items

1. Conditional Use Permit to build a garage in the shoreland zone, Map U7, Lot 7, 7A & 7B, Jama Pitman – Applicant
2. 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
3. 3 lot Minor subdivision, Hanscom School Road – David Taylor
4. Conditional Use Permit to Build in the Shoreland and Demolish existing cottage, 171 Althea Lane, Map U3, Lot 12 – Sandra Sutyla, Applicant
5. Review minutes of August 18, 2025

Public Hearing to build a garage in the Shoreland at 10 Pow Wow Drive – Jama Pitman, Applicant

Chair Foley asked Jama Pitman to come forward and asked her to speak about her revised site plan to build a garage at 10 Powwow Drive. She said she had accepted new property lines with the abutting neighbors on each side of her property. She distributed a new site plan that showed her proposed garage was in compliance with Shoreland Zone Ordinance for Limington.

Bonnie Laughton came to the podium and asked if the building meets the setback and the owner, Jama Pitman, assured her that she was in compliance.

The members reviewed the revised plot plan and Bob Gervais made a motion to approve the plan as presented tonight. Grace Davis seconded the motion. All in favor and motion carried.

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

Todd Goselin came forward and said that nothing has changed on their site plan for the manufacturing building, supply store and greenhouses. He is working with architects, the EPA and MDEP. He said that some of those people were present at the site walk to answer questions from Board members.

Chair Foley asked if anyone from the public wished to speak and Bonnie Laughlin came to the microphone. She reviewed several items connected to the application. Those items included remediation of 3.2 acres of wetlands over a 3 year period until all issues are resolved to EPA specs. She asked who was monitoring the wetland issue and at what intervals and she wanted to know what the violations were at the site. Todd Goselin said that the primary issue is the wetland being disturbed. The wetland has had silt wash into it as a result of clearing the trees and leveling with sand. This occurred before he and Nate Johnson, his partner, agreed to purchase the land. The EPA said the area to be restored is roughly 3.2 acres and said the number is not negotiable.

Todd Goselin said it will be a 3-phase process and this fall an area next to the driveway toward the Route 25 will be reclaimed. There will be plantings and perhaps some sand removed. They will also remove sand from the existing culvert.

Bonnie Laughlin came back to the podium and said she had heard there will be several buildings on the site and at least one building will be as big as the Trico building on Route 25. She also asked about height and Todd said 20 feet high.

Pete Langevin asked when will the Planning Board see construction plans that will enable the Planning Board to view actual buildings and their size. He will have the drawings for the next meeting. One of the buildings will be a warehouse and a manufacturing space to produce metal roofing. Nate Johnson, partner, said he is a landscaper and asked the Board to have trust in them to landscape the site after construction is done. Getting the business off the ground is their first priority. Nate further stated that the property is located next to Route 25 and their intention is to landscape the property so it will be appealing to the public. He will be planting shrubbery and trees appropriate to the area. He is well versed in planting wetlands and he is DEP certified as well as organic certified.

Bob Gervais said he trusts the applicants will have a beautifully landscaped area. However, he wants to see a plan that shows the side and front views of the buildings as well as the elevation. Also, parking needs to be shown. Nate Johnson said they are looking forward to serving the public and guaranteed they would have proper landscaping.

Bonnie Laughlin came forward again and asked if the plans could be reviewed by the public and asked again what needs to happen before work can begin. Todd Goselin said that work cannot begin until the plan is approved by Flycatcher, the EPA and Maine MDEP. They will abide by the rules set out to them.

Judy Weymouth came forward and her question was why wasn't the issue of remediation done at the time it was discovered? Chair Foley said she could not answer that question and the Board is moving forward with the issue being remediated by the new owners. Judy emphasized that the businesses coming in will enhance the Town of Limington now and in the future.

Nate Johnson spoke again and said things are moving forward and apologized that there were no plans for the Board to view right now. Chair Foley asked if the applicants could have the plans ready by October 6, 2025. Nate said yes. Chair Foley said they would be the second agenda item on the 6th at 7:15 pm. Board members agreed.

Bonnie came back to the podium and asked Nathan about the use of pesticides. Nathan said the use of pesticides in restoring wetlands cannot be used. That includes spray and anything else. Tammy Pike came to the podium and said she and her husband are supporters of the project and cannot wait to have them in Limington. Bonnie came back again and asked if pesticides were used in the greenhouses.

Sharon LaPlante, Ossipee Trail, came next and asked who was fined. Nate Johnson said it was the previous owner. Sharon asked where the buildings would be located and Nate showed her the plan. There is a buffer between the land and her property.

Todd Goselin came forward and reiterated that there will be no pesticides in the wetlands. However, if there is an outbreak of certain insects or if he cannot eliminate them, he uses mild pesticides in the greenhouses

Bonnie came back and asked about zoning standards that would control the proximity of a wetland and use of certain pesticides. Grace Davis spoke up and said the applicants have been very up front with the Board and we need to trust them. Chair Foley closed the public hearing. Finally, Chair Foley asked the Board members if it was okay to wait until the applicants come back with their final plans before granting approval. Answer was yes.

3 Lot minor subdivision, Hanscom School Road – David Taylor

David Taylor came forward to talk about a parcel of land he owns and wants to divide it into 3 lots. Chair Foley asked if these lots would be a subdivision. David Taylor said there is 33 acres. Chair Foley said it was a subdivision and she needs to see a better plan. Chair Foley then read from the Ordinance defining how a subdivision is created from one parcel of land and 3 lots or more is a subdivision.

Chair Foley said this is a subdivision and she is willing to accept this as a sketch plan but the Board needs a more comprehensive plan showing lot lines, measurements and all of the surrounding land. And, the plan needs to be signed and certified by a licensed land surveyor.

Christine Joyce, an abutter, came forward and she said she lives across the street from Mr. Taylor. She asked Mr. Taylor to describe what he is doing with the large parcel of land. Mr. Taylor said he is dividing the parcel into 3 building lots.

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

Conditional Use Permit to Build in the Shoreland Zone, 171 Althea Lane, Map U-3, Lot 12 – Sandra P. Sutyla Living Trust, Applicant

Eric Dube, PE, Principal, Trillium Engineering Group, came forward and said he is representing Sandra Sutyla, who wants to demolish the existing cottage and build a new cottage. Referring to the first plan, C100, the existing cottage is outlined in red. He referred to the next plan, C101, that showed the location of the new building the applicant wants to build. This plan shows the location of the new cottage to be built in the same footprint. The reason for the same location is because of the tight space, location of the garage, driveway and utilities. The new structure will be 23 ft. high. The plan also showed the location of the proposed septic field and septic tank.

Chair Foley asked about a site walk and scheduled October 6 at 3:00 pm.

Chair Foley scheduled the applicant to be on the agenda at 7:30 pm on October 6.

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

Other

Chair Foley said that the Planning Board secretary was moved back to her old office and that Craig has a new secretary who is in the office that Donna vacated.

Chair Foley said that the concert scheduled for October 5th at Limington Harmon Airport seems to be going along nicely. The owner has spoken with the Select Board and has addressed concerns of the abutters. Parking for the event has been moved to the side and will not be on the runway and the runway will be closed for 24 hours. Pilot Cove LLC promoter has secured Security, police, all licenses and food trucks. Jason Webster, Selectperson, came to the podium and announced that he had spoken with the town's attorney and he has paperwork that he will forward to Joyce. These papers lay out several issues for events and the Board may want to use them when drafting an Ordinance to cover future events such as this. Chair Foley asked Jason about a public meeting to have residents come in and discuss general information about an Ordinance change for large events.

Review Minutes of August 18, 2025

In the 4th paragraph of page 2 of the Greenhouses and the building supply section, add "an open shed and 4 greenhouses" would be located near the rear portion of the lot.

Grace Davis made a motion to accept the minutes as amended and Pete Langevin seconded. All in favor and motion carried.

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Bob Gervais made a motion to adjourn and Grace Davis seconded the motion All in favor.

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