

**Town of Limington  
Planning Board Meeting  
Held  
November 17, 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, Victoria Kundishora and Grace Davis.

Planning Board members absent: Pete Langevin, Bob Gervais

Staff absent: Donna Sawyer

Others present: Jason Webster, Kyle Starkweather, Judy Fullerton, Dennis Doughty, Bonnie Laughlin, Jack Partridge, Zac Dinsmore, Lindsey Baum, Jason Smith, Matt Castriotta, David Salazar and Emil Braley

**Agenda Items**

1. Conditional Use Permit for Change of Use by Starkweather Airport Authority, to install a Golf Simulator and storage use - Map R15, Lot 2-H - Kyle Starkweather, applicant
2. Public Hearing for Mass Gathering Ordinance

**Conditional Use Permit for Change of Use to Install a Golf Simulator & Storage – Kyle Starkweather, applicant**

Kyle Starkweather, representing Starkweather Airport Authority, came forward to say that he has leased the Limington Harmon Airport. He wants all 5 buildings used as indoor storage for trailers and cars. In the back of Building 1, he wants to install a small Golf Simulator. There will be no structural change to the building.

He stated that this permit was not for a commercial entertainment center for concerts.

Grace Davis made a motion to accept the Starkweather Airport Authority application and Victoria Kundishora seconded the motion. All in favor and motion carried. Chair Foley said the Public Hearing for this application will take place on December 1, 2025 at 7:00 pm.

**Public Hearing for Mass Gathering Ordinance to be added to the Board's Ordinance.**

Chair Foley said she will read each section that has a Bold Heading and she will ask for comments after reading a section. She bypassed the Purpose Section and moved to **Applicability** and asked for comments. There were none.

She moved to **Definitions** and began with **Major Mass Gathering and Minor Mass Gathering**. Foley explained that gatherings with less than 300 participants would not require a permit as the Board felt if there was a large wedding or other event held on personal property, the Town did not want to require a permit. The following participants came forward:

**Jake Smith** - He wanted to know if someone was having more than one event, do they need a Conditional Use Permit for each event? **Answer**, Yes. She moved on to say that the applicant will need to also obtain an **Event Permit** from the Select Board. Each permit requires different information and there is a fee associated with each permit.

**Judy Fullerton**, 104 Mill Turn Road, stated that the process is cumbersome to her and why is a permit needed each time an event is planned? **Answer**, Chair Foley said no two events are the same and the Planning Board's Mass Gatherings Ordinance is for events over 1,000 attendees and a Minor event is for 300 attendees but less than 1,000. Foley stated that the Planning Board used information from several surrounding towns and such permits are common in towns around Limington.

**Dennis Doughty**, Goshen Farm Road, asked why an event under 300 attendees does not require a permit and who is going to count participants? **Answer**, Chair Foley said there has to be a cut-off size for any event. Dennis Doughty also expressed that all events should be considered for every gathering, including charitable events and town events. Chair Foley said the Board members will review the comments made here tonight before finalizing this document.

**Zac Dinsmore**, 118 July Street, came forward and asked why the Fishing Derby held each year does not need a permit. Each year in early February, the Derby is held on Horne Pond and is a disaster for camp owners on the lake. There is always trash left over as well as biohazard material. Fishermen come a day early and have fires on the lake and race their 4-wheelers or snowmobiles all night and there is lots of alcohol consumed. At 3:00 am there is a fireworks show signaling the beginning of the event. All day long, there is considerable noise and trash and food left everywhere. Chair Foley thanked Zac for bringing this issue forward to the Board.

**Jake Smith** came forward again and said that charitable organizations are exempt from Mass Gathering permits on page two. Why?

#### **Event Coordinator/Operator and Permittee**

No comments from audience.

#### **Non-profit Charitable Organization/Churches**

**Jason Webster** came forward and said he thought that charitable organizations must obtain permits but are exempt from fees.

**David Salazar**, Whaleback Road, said he agrees with Jason and there should be permits for charitable organizations but no fee charged.

**Jake Smith** felt that charitable organizations and school functions addressed in this section should be taken out of charitable organizations and addressed somewhere else in this document.

**Jason Webster** said charitable organizations should obtain a permit but fees waived.

**Definitions are listed below:**

**Performance Bond**

No comment

**Person**

No comment.

**Event Operator/Owner**

Bonnie Lord Laughlin came forward and felt that the **definitions** should be set up as: A, B, C, D...etc. within the document.

**Jack Partridge**, 13 Evergreen Drive, felt there should be another contact mentioned in the **Event Operator** section in case the Permittee was not present.

**Jason Webster** said the **Event Operator/Owner** should be moved down into another section because it is not a definition but rather what a person's responsibilities are.

**Requirements of Conditional Use Permit or Event Permit for Mass Gatherings and Permitting procedure and administration**

**Judy Fullerton** questioned if a wedding venue business would have to come before the Planning Board each time a wedding was held? **Answer:** No, because the applicant has been before the Board and has been issued a Conditional Use Permit to hold weddings or other events.

**David Salazar**, Whale Back Road, questioned the bond requirement. He has an issue with the bond requirement for someone obtaining a bond to clean up his own property. Chair Foley said the applicant has to obtain a bond in order to assure after the function cleanup is done.

**Bonnie Lord Laughlin**, Cape Road, she asked what right she had if her neighbor had a party for 250 people and left trash in her yard. Chair Foley said no bond is required for a function up to 300 attendees.

**Dennis Doughty** thinks there should be something in writing for the party under 300 people. He asked the Board to please consider it.

**Bonnie Lord Laughlin** brought up what are her rights if there is a loud party.

**Kyle Starkweather** stated he felt there should be one fee, not one from the Planning Board and another from the Select Board and it could be confusing to the permittee.

**Judy Fullerton** thinks this is an unnecessary process and wants the Board to be aware that perhaps too many large gatherings would cause a lot of work for the Planning Board to issue Conditional Use Permits. However, it is her opinion only.

**Zac Dinsmore** he wants to be on record he loves Limington for peace and quiet and does not want to have any mass gatherings but does understand the town is growing and gatherings will happen.

**Emil Braley** gave some history as to why a permit was issued by the Select Board. It was to see if they had the right insurance and licenses. He thinks it is redundant that the Permit should be issued by the Planning Board. The applicant is going to the Select Board to obtain the Bond? Regarding the fishing derby, does the Town have jurisdiction over the lake?

**Jake Smith**, when talking about number of participants, do they need to be there all at once? In addition, Jake engaged in a long discussion about when a permit is required from a single applicant or why a business is only required to obtain one Conditional Use permit.

**Zac Dinsmore** spoke about parking for fishing derby on Horne Pond. Attendees often park at Moy Mo Day O. Others use July Street to park.

### **Conditional Use Permit/Event Permit Standards**

**Dennis Doughty** wanted to know why is cutting of trees, moving large rocks and disturbing other natural vegetative cover included? **Answer:** it was included in other towns' documents.

**Jake Smith** referred to number two regarding destroying natural vegetative cover. Chair Foley said number two will be removed.

**Zac Dinsmore** asked that number 2 stay in the document. Grace Davis, Board Member, suggested the following language: *Natural features will be left intact and undisturbed whenever possible and natural cover retained and preserved scenic attributes.*

**Jason Webster** said **No Parking** signs cannot be erected on State Roads as stated in number five.

**Jason Smith**, asked what language was taken out of No. 2.

**Zac Dinsmore** wanted it left in.

**Bonnie Lord Laughlin** wanted the wording in No. 2 revised again and it was settled to use the following: *Natural features will be retained, protected and undisturbed whenever possible and natural cover retained and preserved scenic attributes.*

**Medical**

Chair Foley read the section.

**Jake Smith** questioned emergency medical services and the Chief of the Fire Department, Emil Braley, stepped forward and asked the last sentence under **Medical** be removed. *The Limington Fire Department . . .to the end of sentence.*

**Jack Partridge** asked what will happen if the number of attendees will be a larger number than the permit is issued, would they need to contact the town before the event in case the number of attendees is larger than expected? It was decided that the number of attendees would go up and down as the event played out and the Mass Gathering document would not change.

**Noise/Hours**

Chair Foley read the section.

**Judy Fullerton** asked who had equipment to record if the noise exceeds 70 decibels? **Answer:** the town.

**Jason Webster** said the town would not record the 70 decibels of noise, the event permittee should provide noise control equipment.

**Zac Dinsmore** questioned the definition of large outdoor gathering and start times for an event. Who keeps a record of offenders, if it happens? **Answer:** perhaps the Planning Board and it would be noted on the permit after the fact.

**Emil Braley** Limington does not have a fireworks ordinance.

**Bonnie Lord Laughlin** wanted to have the end of the first sentence under **Noise/Hours** removed. . . . *mass gathering is remotely located and the surrounding properties are uninhabited.*

**Sanitation**

Chair Foley read this section that contained 3 sentences.

There were no comments

**Refuse Disposal**

Chair Foley read the section that contained 2 paragraphs.

**Dennis Doughty** said private gatherings should not be able to use the Town's transfer station for waste disposal.

**David Salzar** came forward and said the Town's Health Officer should be involved and David said she is listed on the Town's Website.

## **Alcoholic Beverages**

Chair Foley read this section that consisted of 2 sentences.

**Dennis Doughty** suggested that the language after the comma in the first sentence should be removed. That wording is: *sale of these beverages shall be limited so that public safety and order will not be impaired.*

## **Safety**

Chair Foley read 3 paragraphs under this heading.

Jason Webster said the State Fire Marshall is in charge of fireworks.

## **State License**

Chair Foley read 3 paragraphs

**Bonnie Lord Laughlin** stated Title 22, MRSA Sections 1601-1607 refers to a *Permit* not a license.

## **Event Permit Decision and Conditions – Select Board**

Chair Foley read 4 paragraphs.

There were no comments.

## **Conditional Use Permit – Planning Board**

Chair Foley read 7 paragraphs.

**Jake Smith** questioned the Performance Bond listed under **Event Permit Decision and Conditions**

## **Inspections**

Chair Foley read 2 paragraphs.

There were no comments.

## **Appeals**

Chair Foley read 2 paragraphs.

**David Salzar** asked that 5 days be changed to read five business days.

Chair Foley said the Board will meet again on December 1, 2025. Jason Webster said the Public Hearing could be held on December 18<sup>th</sup>.

Bonnie Lord Laughlin came forward and asked for a public site walk for the Change of Use application from Kyle Starkweather.

Planning Board Minutes  
November 17, 2025

Grace Davis made a motion to adjourn and Victoria Kundishora seconded the motion. All in favor and motion carried. Meeting closed at 9:45 pm.

These minutes are intended to record the speaker's comment in each section. The minutes were transcribed by Donna Sawyer.