

**Town of Limington
Planning Board Meeting
Held
December 1, 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.

Planning Board Members absent: Victoria Kundishora

Staff present: Donna Sawyer and Craig Galarneau

Others present: Jason Webster, Kyle Starkweather, Dan Kidd, Jack Partridge, John Galipeau, Jason Swansen, Bonnie Laughlin, Ben Anderson and Aaron Geyer

Agenda Items

1. Public Hearing for 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. Review of changes made to Mass Gathering Ordinance

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

Kyle Starkweather, representing Starkweather Airport Authority, came forward. He is asking to install a Golf Simulator in Building 1. Building has 14 ft ceilings but does need some modifications. The changes he is seeking are low impact and he expects one to two cars at any one time at the Building. He is also asking for storage areas in the other buildings.

Dan Kidd came forward and said he has been flying for 35 years and he believes the airport is an asset for the Town of Limington. Dan Kidd said Kyle Starkweather needs to make money and it is okay to try different venues searching for income.

John Galipeau, Tucker Road, has concerns about opening a pandora's box. Issues with violations need to be taken care of, and, perhaps more and more people will come to the airport if the issues are addressed. He supports the changes that Kyle Starkweather is planning and he is asking the Board to approve this request.

Bonnie Lord Laughlin came to the podium and said she is familiar with the airport but the Board did not have a site walk. She is hearing about storage areas and feels the Board should have had a site walk to look at the different storage areas.

Chair Foley asked how many planes use the airport in a week. Jack Partridge said 5 planes use the airport in a day and on weekends it is 20 to 30 planes.

Jack Partridge said the south side of the runway is in rough shape and the north side is the individual hangers that needed building permits before getting built.

Kyle Starkweather came forward and said he has leased 42 acres for 5 years at the airport.

Jason Webster asked if all hangers are housing an airplane? If this request is passed, will all the hangers have airplanes and John Galipeau said yes.

Chair Foley closed the Public Hearing. She turned to Page 55 in the Ordinance and Standards Applicable to Conditional Use were reviewed below:

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.

NA

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

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

NA

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

Wastewater culvert out to the north side of property. Nothing built will have pollutants.

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

Yes

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

NA

G. Adequate provisions to control soil erosion and sedimentation will be in place.

NA

Owners will adhere to soil erosion and sedimentation barriers during construction.

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

Yes, there is a well.

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.

No new lighting is expected.

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

Yes

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

Yes

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

Correct, it will not.

Chair Foley moved to Conditions of Approval and they are:

1. No permit will be issued until all issues are met.
2. No hazardous materials stored on property.
3. Outside lighting will not be directed toward abutting housing
4. Must have a contract for any waste removal.
5. Planes can be parked with tie downs.
6. Any signs must go through the Code Enforcement Officer for approval.
7. No parking of cars on the runway.

Darryl Hubbard made a motion to approve the application by Kyle Starkweather for installation of a Golf Simulator in Building 1 and storage in other buildings. Bob Gervais seconded the motion. All in favor and motion passed.

Planning Board Minutes
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Mass Gathering Discussion

Next, Chair Foley reviewed the changes in yellow made to the Mass Gathering Ordinance as a result of the public hearing held on November 17, 2026.

Grace Davis made a motion to approve the changes made to the document and Pete Langevin seconded the motion. All in favor and motion carried. A copy of the Mass Gathering document will be filed with these minutes.

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

These minutes were prepared by Donna Sawyer, Secretary to the Planning Board.