



THE TOWN OF LIMINGTON

— P.O.Box 240, Limington, ME 04049 —



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SELECTBOARD MEETING

Minutes

DECEMBER 18, 2025

- Meeting called to order at 7:03 PM by Tammy Ramsdell.
- Approval of meeting minutes from 12/11/2025 meeting

Motion to approve: Jason Webster

Seconded by: David Salazar

Vote: Unanimous

- Approval of Warrants for Week 51

Payroll Warrant # 117 \$ 35,290.02

Appropriations Warrant # 116 \$ 58,244.57

Total for Warrants #116 & #117 \$ 93,534.59

Motion to approve: Jason Webster

Seconded by: David Salazar

Vote: Unanimous

From Office Hours

The Special Town Meeting took place this evening at 6:00PM. Those in attendance voted unanimously to transfer \$30,000 from General Town Operations to Sanitation. Without this transfer, the Sanitation section of the 2025 budget would be in deficit by the end of the fiscal year.

The Select Board met with Wayne Lewis, a retiring Transfer Station Attendant, to discuss ways to improve the Transfer Station. The Town extends a sincere THANK YOU to Mr. Lewis for his 14 years of service at the Transfer Station. The Select Board plans to review the Town's Transfer Station policies early in the new year.

The Select Board met with Dominic Babine(remotely) from Troiano Waste Services to discuss hauling options for the transfer station.

Christina Silvestri inquired about more signage and lights for the school zone.

Sandy Fecteau, 793 Sokokis Avenue, met with the Select Board to request a permit for the Horne Pond Ice Fishing Derby on February 7, 2026.

Motion to approve: Jason Webster

Seconded by: David Salazar

Vote: Unanimous

Department Updates

Bev Foss introduced the new Deputy Clerk, Kristy Smith. Ms. Foss will work as the assistant in the Town Clerk's Office and in the Code Enforcement Office once Ms. Smith is trained. She thanked all the residents who donated toys for the Christmas toy drive. 21 families were served this year.

See attached for other departments updates.

Town Manager Weekly Update

Payroll and Accounts Payable were completed on-time.

I worked on the 2026 budget in preparation for my second meeting with the Financial Advisory Committee.

I've been working with the Bookkeeper on what needs to be done at the end of the fiscal year end.

I started researching the RFP process to hire a new hauler for the Transfer Station.

Public Comment

Joyce Foley asked for clarification on the Christmas tree raffle invite. She recommended more publicity next year for the event.

The Acting DPW Director, Emil Braley, responded to the increase signage request near the school. He has inquired about grant money from Maine DOT. The state provides a limited amount of grant money each year for these projects. He reminded residents that the right of way in front of their property has to remain open. The Town will remove items in the right of way. If anything is damaged, the Town is not responsible to repair or replace such items. As Fire Chief, Mr. Braley informed the Select Board that the State Police have charged the person responsible for vandalism on town property.

Bonnie Lord Laughlin inquired about what type of signage and lighting is being requested near the school.

Notifications

Select Board office hours are Thursdays from 2pm to 8pm. The on-air meeting time is Thursdays at 7pm.

Given the holidays, the Select Board will meet on Tuesday, December 30 from 5:00-7:00.

On January 22, as part of the Select Board's on-air meeting, Jim Kelley from the York County Soil & Water Conservation District will conduct a public workshop on strengthening the Town's resilience and preparedness as part of the Maine Community Resilience Partnership. This workshop is an opportunity to share ideas and help identify local projects that may be eligible for state grant funding. Community input will help guide future planning and funding applications. All residents are encouraged to attend the workshop to share their ideas about possible uses for the grant money that the Town is seeking.

Transfer Station hours are Saturday and Sunday from 9am to 4pm and Wednesday 12pm to 4pm. A Transfer Station sticker must be attached to your vehicle windshield for the disposal of ALL items.

Transfer Station stickers are available at the Town Office for \$20.00. No sticker is required to use the swap shop. The Transfer Station does NOT accept brush, yard clippings or hazardous waste. Riverside Recycling in Portland takes hazardous waste. **A friendly reminder to all residents that building waste, furniture, and mattresses should not be left at the curbside. We have a transfer station for those items. The swap does not take any electronics, air conditioner, dehumidifiers...since the Town must pay for the disposal of those items.**

General Assistance Applications are available at the Town Office during normal business hours. Applications must be filled out and accompanied by supporting documentation and must be signed and returned to the GA Administrator or Town Clerk.

The Planning Board meets at the Municipal Complex the first and third Monday evenings of the month at 7pm.

Public Hearing on the Mass Gathering Ordinance

Joyce Foley, the Planning Board Chair, reminded those in attendance about the need for this ordinance.

The amended ordinance, based on input from those in attendance, is attached.

The Planning Board will reconvene the first Monday in January to vote on the changes recommended this evening.

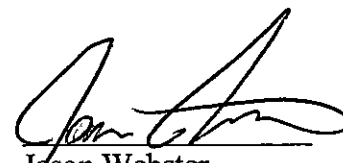
Motion to Adjourn at 8:44 pm: Jason Webster
Seconded by: David Salazar
Vote: Unanimous

Minutes taken by Matt Castriotta, Town Manager

Minutes approved on January 8, 2026


Tammy Ramsdell, Chair


David Salazar


Jason Webster

Limington Department of Public Works

18 Axelsen Rd
P O Box 240 Limington, ME 04049

Weekly update for week ending December 13, 2025

Road Crew:

- Plowed and treated roads several times throughout the week
- Worked on Trucks 1&2
- When not plowing or working on trucks, worked at the shop- cleaning and organizing

Fleet Maintenance:

- Worked on Rec bus heat system
- Installed new batteries in Mack
- Finished repairs to the Rec truck plow
- Repaired a few hydraulic leaks on plow trucks

Buildings and Grounds:

- Plowed, salted and sanded roads and parking lots during and after storms
- Met w/ network company to audit IT equipment
- Met w/ Spectrum to review and question what we are paying for versus what we actually have
- Supply run to S Portland
- Organized basement of OTH, set up work space
- Attempted to remove graffiti at Coventry
- Built a shelf/bench at Village station for portable water tanks/pumps

Acting Director:

- Monday morning meeting w/ crew, payroll, receipts
- Weekly report to BOS
- Created/update fleet work order request forms
- Researched, reviewed and updated Transfer Station Attendant job description
- Researched/reviewed current contract with Pine State Disposal
- Researched area transfer station budgets and operating procedures
- Drafted a fleet list of the DPW for the FAC and Citizens

Special Notes:

Year to date, we have had six storms, totaling 74.5 hours of plowing/treating roads. This equates to approximately 447 man hours (6 crew x 74.5) +/- given that not everyone was out for the full duration of each storm. The 6 person crew covers 113.56 lane miles each time they complete their routes. Combined, the six storms have consumed approximately 191 ton of sand and 302 ton of salt.

Emil Braley, Acting Director of Public Works



Limington Fire/EMS

Emil Braley, Chief of Department

425 Sokokis Ave

Phone: Office: 207-637-5219

PO Box 240

Cell: 207-423-2547

Limington, Me 04049

Email: FireChief@LimingtonMaine.gov

Weekly Fire/EMS Report For Week Ending: December 13, 2025

Number of calls for service this week: 14

MTD: 24

YTD: 715

Fire: 7

EMS: 7

Schedule status: The schedule was complete for the week

Trainings/Meetings:

In House: Wednesday night was the December monthly meeting

Away:

Maintenance Conducted or Needed:

Facility: As most know, Coventry station was vandalized on Monday and again at the end of the week. We will be working to get the paint removed from the siding. State Police were notified and are working on it.

Equipment:

Vehicles: Engine 2 came back from another repair, the truck seems to back to normal working order. It will go to Greenwood Emergency Vehicles in Brunswick on Thursday the 18th for it's pump test that it failed back in October.

Engine 1 has a discharge drain valve leaking by. The Fleet Mechanic is aware and will look at it.

Hourly breakdown:

Total: 434.75

Salary: 40.75

Full Time: 168

Per Diem: 176

Paid on Call: 34.5

PTO: 12

Training: 1.5

Overtime: 2

Holiday: 0

Special notes: MTD we are 12 calls behind last December. Year to date we are 24 calls behind last year.

There were three EMS calls to Sacopee this week, all in one day and within 1 hour and 15 minutes. We were cancelled for one, responded to one and didn't have crew for the third, due to the primary ambulance already being in Sacopee. There were two EMS calls to Standish to stand by for reports of fires.

Friday and Saturday were the first two days of the three day "Festival of Trees" put on by the Parks & Rec, coordinated by Becki Webster. There were 24 trees entered. The event ended Sunday at 5pm, bringing in a total of \$9,360, all to benefit the Fire/EMS. The Department will have a meeting to discuss how to best use these funds to serve the Town. Thank you to Madison and Becki for putting this together and supporting the Fire/EMS Department. And thank you to all those who helped sell tickets and to those who donated trees/items.

CODE ENFORCEMENT

Week 12/05/2025-12/18/2025

PERMIT TYPE		NUMBER	FEES	# YTD	YTD Total \$
GROWTH		1	500.00	22	\$11,000.00
BUILDING		2	\$1,114.60	133	\$62,075.59
ELECTRICAL		3	\$232.00	77	\$12,455.92
PLUMBING		3	\$795.00	89	\$17,881.00
SHORELAND		0	0	11	\$1,370.00
FILL		0		2	\$150.00
BUSINESS		0	0	5	\$2,283.80
GRAVEL PITS		0		12	\$4500.00
OCCUPANCY		4	N/A	34	
CELL TOWERS		0		5	\$7500.00
JUNKYARDS		0		3	\$600.00
MEDICAL CANNABIS		0		2	\$3000.00
ENTRANCE		1	0	19	\$760.00
TOTALS				YTD 414	YTD \$123,576.31

I have been on 18 inspections in the past 2 weeks.

I did an in-office webinar on 12/8 for Subsurface wastewater disposal systems.

I had to refund \$204 for an electrical permit & \$331.30 for a building permit for roof top solar, the home owner decided not to have the work done, I did retain \$50 for admin fees.

Mass Public Gatherings

A. Purpose.

The purpose of this Ordinance is to control the issuance of permits for mass gatherings within the Town of Limington, Maine, and to prevent unruly conduct, riots, unnecessary noise, nuisances, unsanitary conditions, public indecency, or uncontrolled gatherings which may constitute a threat to public health, safety, or welfare within the Town of Limington. All such events shall obtain a Conditional Use Permit from the Limington Planning Board and an Event Permit from the Limington Select Board. Application fees for all events shall be determined by these individual Boards, including Code Enforcement Officer inspection fees.

B. Applicability.

No person, corporation, association or group of any kind shall sponsor, promote or conduct a mass gathering, as defined, or make one's property available for a mass gathering by lease, contract, or otherwise within the Town of Limington, until a Conditional Use Permit has been obtained from the Planning Board and an Event Permit has been obtained from the Select Board. Mass gatherings may consist of, but not be limited to: festivals, concerts, entertainment performances, exhibitions or similar activities, public and political gatherings.

C. Definitions.

Major Mass Gatherings.

Any gathering, attracting, or intending to attract a continued audience or congregation of participants of one thousand (1,000) or more participants for one (1) hour or more.

Minor Mass Gatherings.

Any gathering, attracting or intending to attract a continued audience or congregation of participants of three hundred (300) participants but fewer than one thousand (1,000) participants for one (1) hour or more.

Gatherings **intending to attract** less than three hundred (300) participants do not require a Conditional Use Permit from the Planning Board **but must obtain an Event** Permit from the Select Board. **(Applicable fees may apply.)**

Event Coordinator/Operator.

The person or organization responsible for the event.

Permittee.

The person named in the application.

Non-profit Organization/Church.

A corporation designated as a not-for-profit corporation by the United States Internal Revenue Service. ~~The fee for a Conditional Use Permit or an Event Permit is waived for this entity.~~

Charitable Organization.

Any person or entity that holds itself out to be organized for any charitable purpose or that solicits, accepts, or obtains contributions from the public for any charitable purpose.

The fee for a Conditional Use Permit or an Event Permit is waived for non-profit organizations, churches and charitable organizations.

~~The provisions in this Ordinance do not apply to events sponsored by the MSAD 6 School Department or any other agency of the Town of Limington.~~

Performance Guarantee.

A performance bond issued by an entity authorized to do business in Maine, cash escrow, or other financial guarantee acceptable to the Select Board and in a form approved by the Town Attorney.

Person.

Any natural person, sole proprietorship, partnership, corporation, or other entity.

~~Event Operator/Owner.~~

~~The event operator/owner or his/her designee shall be required to be onsite at the mass gathering at all times. The operator will be the main contact person for the Town before, during and after the mass gathering and will be responsible for facilitating any inspections required or requested by the Code Enforcement Office.~~ **THIS IS #5 BELOW**

D. Requirements for a Conditional Use Permit or Event Permit for Mass Gatherings.

The provisions of this Mass Gathering Ordinance do apply to events sponsored by the MSAD 6 School Department or any other agency of the Town of Limington. Fees are waived to agencies of the Town and MSAD 6 School Department.

No person may sponsor, promote, operate, or hold any mass gathering event that attracts three hundred (300) or more people unless a Conditional Use Permit from the Planning Board and an Event Permit from the Select Board is first obtained.

The permitting procedure shall be administered in the following manner:

1. The applicant shall submit thirteen (13) copies of the application and all other related and required information to the Planning Board not less than ninety (90) days prior to the proposed

event. Upon receipt of the application the Planning Board shall immediately forward copies to the Select Board, and Town Manager and the Fire Chief.

2. The required non-refundable application fees to both Boards shall be paid at the time of submission.
3. The applicant shall post a performance guarantee or bond in an amount reasonably necessary to ensure prompt payment for all damages caused by attendees or employees to public and private property resulting from or in connection with the mass gathering. Promptly following the mass gathering the Town shall release the performance guarantee if the operator pays all clean up and public costs, if applicable, within forty-eight (48) hours after the mass gathering.
4. The standards listed below and the relevant conditions detailed in the Town of Limington Zoning Ordinance for a Conditional Use Permit shall be followed.
5. The event operator/owner or his/her designee shall be required to be onsite at the mass gathering all times. The operator will be the main contact person for the Town before, during and after the mass gathering event and will be responsible for facilitating any inspections required or requested by the Code enforcement Officer.

E. Conditional Use Permit/Event Permit Standards.

In reviewing the event Conditional Use Permit and Event Permit applications, the Planning Board and the Select Board shall determine whether the application meets all the following standards:

Safety and access.

The applicant shall ensure convenient and safe access for ingress and egress of pedestrian and vehicular traffic and that traffic safety be maintained on streets serving the event.

Site.

1. The outdoor event assembly area will be well drained and so arranged to provide sufficient space for attendees, vehicles, sanitary facilities, and appurtenant equipment.
2. ~~Trees, underbrush, large rocks and other~~ Natural features ~~will~~ shall be left intact and undisturbed whenever possible, and ~~that~~ the natural vegetative cover shall be retained, protected and maintained so as to facilitate drainage and prevent erosion. ~~and preserve any scenic attributes.~~
3. The site shall be maintained free from the accumulation of refuse and from health and safety hazards constituting a nuisance.
4. The assembly area shall be adequately lit, but lighting shall not unreasonably reflect beyond the assembly area boundaries unless adjacent properties are uninhabited.
5. The permittee shall be responsible for the posting of "No Parking" signs on Town streets serving the area as dictated by the Planning Board in accordance with direction from the Fire Chief.

Permission for "No Parking" signs on State roads must be obtained from the appropriate State agency.

Medical.

~~Emergency medical services shall be provided by the permittee. The Limington Fire Chief shall receive a copy of the application for the mass gathering, review the applicant's proposed staffing and equipment to be provided for the number of attendees and make any recommended changes felt necessary. The Limington Fire Department will be on call if further assistance is required.~~

The permittee shall have a plan to provide first aid and/or emergency medical services to attendees in the event of a medical emergency. The Limington Fire chief shall receive a copy of the application and safety plan for the mass gathering and be able to review the applicant's proposed staffing and equipment list and make any changes necessary to accommodate safety and treatment of individuals.

Noise/Hours.

The noise levels at the property line of abutters shall not exceed 70 decibels unless the mass gathering is remotely located and the surrounding properties are uninhabited.

No major or minor mass gathering shall be convened prior to 7:00 AM.

No ~~large outdoor event~~ major or minor mass gathering shall continue beyond 10:00 PM.

Sanitation.

1. The required sanitary facilities will be conveniently accessible and well-marked.
2. Toilets shall be provided at a ratio of one for each one hundred and fifty (150) attendees at the mass gathering.
3. The disposal and/or treatment of any excretion or liquid waste will be in a manner consistent with the requirements of the State Department of Human Services, Division of Health Engineering.

Refuse Disposal.

1. Refuse shall be collected, stored, and transported in such a manner as to protect from odor, infestation of insects and/or rodents and any other nuisance condition, or conditions which are inconsistent with the health, safety, and welfare to the patrons of the event or the public.
2. ~~The grounds and immediate surrounding property shall be cleared of refuse within forty-eight (48) hours following the event.~~

Alcoholic Beverages.

~~If alcoholic beverages are sold at the mass gathering, sale of these beverages shall be limited so that public safety and order will not be impaired.~~ The sale of alcoholic beverages shall be in compliance with the laws of the State of Maine.

Safety.

1. Where an electrical system is installed, it shall be installed and maintained in accordance with the provisions of the applicable State standards and regulations and the Town's electrical codes.
2. The grounds, buildings, and related facilities shall be maintained and used in a manner so as to prevent fire and in accordance with the applicable local fire prevention regulations.
3. Internal and external traffic and security control shall meet requirements of the applicable State, County and local law enforcement agencies.

State License Permit.

1. Any applicant intending to attract the continued attendance of two thousand (2,000) or more people for twelve (12) or more hours must obtain a State License pursuant to Title 22, MRSA, Sections 1601-1607.
2. Applications that require a State License shall provide a copy of the approved State License to the Planning Board when presenting the application for a Conditional Use Permit.

F. Event Permit Decision and Conditions – Select Board.

1. The Select Board may deny or grant the permit and, if granting the permit, **may** impose such reasonable conditions on the issuance as would safeguard the public interest including requiring the applicant to:
 - a. Post a performance guarantee in an amount estimated to be equal to the public costs.
 - b. Show security measures to be provided to enable the Select Board to determine if the proposed level of security is sufficient. The cost of any Town services, including overtime and benefits costs are set by the Town and shall be paid by the permittee.
 - c. Agree to pay for any equipment or supplies provided to them by the Town.

G. Conditional Use Permit – Planning Board.

The Planning Board Conditional Use Permit, if issued, shall require the applicant to demonstrate, by means of a written, descriptive plan, addressing the standards of this article, that adequate facilities shall be provided at the site of the event **in order** to protect the health and safety of the people who are attending the event, including:

1. Adequate waste disposal facilities.

2. Adequate ~~firefighting~~ fire prevention, first aid/EMS, ~~rescue~~ and police security personnel, facilities, ~~and equipment and first aid.~~
3. ~~Adequate water supplies.~~
4. Adequate communication equipment.
5. Demonstrate, by means of a written descriptive plan, that adequate on-site parking spaces will be available.
6. Provide a detailed plan showing how crowd control and security ~~and police protection~~ of private property will be accomplished. The Maine State Police shall be notified of this mass gathering.

H. Inspections.

1. The person in charge of the site which is the subject of an application for an Event Permit, or a site that has received an Event Permit, shall admit any officer, official or employee of the Town authorized to make inspections of the site for compliance with this article or any other Ordinance or Statute any reasonable time that admission is requested.
2. In addition to any other penalty which may be provided, the Select Board may revoke the Event Permit of any permittee in the Town who refuses to permit entry by any such officer, official or employee, or who interferes with such officer, official or employee while in the performance of his or her duty.

I. Appeals.

Any person who is denied an Event Permit issued by the Select Board or a Conditional Use Permit issued by the Planning Board or who objects to any conditions in a permit granted to that person by the Select Board or Planning Board may appeal the decision to the Board of Appeals within five (5) business days.

After a public hearing the Board of Appeals shall apply the provisions of the sections "Requirement of a Conditional Use Permit or Events Permit for Mass Gatherings" above and affirm or reverse the decision of the Select Board or Planning Board.