

**Limington Planning Board Meeting  
Held**

March 6, 2023

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 and Debra Black.

Members Absent: Bob Gervais and Victoria Kundishora.

Staff present: Donna Sawyer, Planning Board Secretary and Craig Galarneau, Code Enforcement Officer

Others present: James Seymour, Sebago Technics, Ray Marshall, Robert Hill, Debi Gnoza-Hill, Heather & Justin Sacripante, Luke Taylor and Emil Brailey

**Agenda Items:**

1. Preliminary presentation and discussion of a campground at property located at 697 Sokokis Avenue
2. Discussion for Tucker Bend II Subdivision
3. Meeting Minutes for February 6, 2023
4. Other

**Preliminary discussion for property located at 697 Sokokis Avenue, Owner, Ray Marshall**

Chair Foley asked James Seymour, Civil Engineer from Sebago Technics, and Ray Marshall to come forward and discuss a proposed campground at 671 Sokokis Avenue. Seymour referred to the rendering that showed 3 internal roads that will access 25 campsites, two locations for a common septic system and another facility that will be a bath house. Seymour said both sites for a septic system have appropriate soil but they preferred the site in the middle.

The rendering showed the 500' setback that the Saco River Corridor Commission has jurisdiction and the applicant is not going to do anything in the 500' zone. All of the campsites are located above the 100 year flood line and the line is indicated in purple on the rendering. Also shown is the home, barn and silo are set on the property.

Seymour wants feedback from the Board indicating what they like, etc. Ray Marshall spoke next and said that many of the sites would be self-contained with a small kitchen, small bathroom, living area and sleeping areas. He referred to the geodesic domes, teepees, and said these structures would use the bathing/bath facility because there are no facilities provided with them. Ray Marshall explained that some clients would like "roughing it".

Questions from the Board included:

- Will there be permanent sites for people who own RV's?

- Will there be tent sites?

Marshall said nothing would be permanent as he wishes them to be mobile so he could remove them if he wished.

Marshall referred to the Rendering that showed a large flat field made of sand. It is accessed by a camp road shown near the left property line. He stated that he would like to have RV's access the area and he will have hookups available for power. He would have golf carts available for campers to move back and forth in this area nearer the river.

Chair Foley referred to Section 12.F.2.B, page 150 of the Ordinance which refers to vehicular access to hard surfaced roads. Seymour stepped forward and asked the Board what surface would be acceptable, i.e., pavement, gravel surface or reclaimed asphalt? Chair Foley told Mr. Marshall the Planning Board will have to do a site walk.

Seymour said that soil mapping has not been done and he knows that soils have to be suitable to accommodate the specific use.

The discussion moved to different issues such as: availability of water, year-round use, frost walls for tiny trailers, removing wheels on tiny-home campers, three-season use, pickle ball, walking trails and passive recreation.

In conclusion, Ray Marshall summed up his ideas as offering sites for any kind of client whether it be a Yurt, tiny home, geodesic dome or even a teepee.

Chair Foley told Ray Marshall and James Seymour to go back and design a new rendering using the feedback from the Board tonight. In addition, Chair Foley said the Board would be willing to review another rendering of the area.

### **Tucker Bend II Subdivision,**

Chair Foley asked Luke Taylor to come and talk to the Board about his subdivision. Luke Taylor said he wants to move forward with a standard subdivision, not a cluster subdivision.

Chair Foley said when his plan comes in, they need to show the following and she reviewed them again for Mr. Taylor as follows:

- The amount of acreage is not shown on the plan
- The acreage of each lot needs to be shown as well as the topography on each lot
- On the side panel needs to show the exact number of lots to be developed
- Lots need to be surveyed and survey pin markers showing the exact lot lines of each lot

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- Frontage on each lot needs to show exact footage
- Each dwelling must be shown on each lot with accurate setbacks indicated
- The Preliminary Plan must be drawn to a scale of 1 inch equals 50 ft.
- Soils evaluation for each lot in Tucker Bend II needs to be conducted to properly locate the septic system and should be shown on the lot as well as a backup location
- The location of the cistern for Tucker Bend I has not been installed correctly and it must be situated and installed properly in a location approved by the Fire Chief. The Code Enforcement Officer and the Fire Chief may require a second cistern for Tucker Bend II and its location needs to be shown on the final plans before the Subdivision can be approved.
- The road design needs to be shown, i.e., width, drainage, culverts and a professional engineer needs to design it. The Developer needs to obtain 2 estimates for what road construction costs will be and submitted to the Board. One quote will be from the engineer and another by a contractor that builds roads. This information can be found in the Subdivision Ordinance beginning at 10.16, Street Design and Construction standards
- The Planning Board will require a wire transfer of cash to be held by the Town in case the road is not constructed or constructed incorrectly. This transfer is required before any road construction can begin.
- Topography of acreage accurately delineated for each lot and wetlands must be shown, if any. If wetlands exist, DEP needs to approve it. The information included with your Sketch Plan is unacceptable
- If DEP is involved, documentation from them is required and the Board needs to see it.

Some discussion followed and Debra Black asked who determines if a cistern or sprinkler system is installed in each home? Can the Board consider this issue? Chair Foley said the Board perhaps has the authority to require a system, but it has never been done.

Chair Foley made a motion to accept the application for Tucker Bend II situated off Tucker Road as presented by Luke Taylor for TRED, LLC. Pete Langevin seconded the motion. All members voted to accept the application and the motion passed. Chair Foley said Luke Taylor has 6 months to come back with his preliminary plan.

Abutters from Tucker Bend II came forward with pictures of their basements and the members very quickly reviewed. Another abutter came forward with questions about Tucker Bend I and the Chair ended the discussion.

### **Meeting Minutes of February 6, 2023**

Chair Foley asked the Secretary to make the following changes:

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On Page 2 in the middle paragraph change approval to “approved”, and on Page 3, 3<sup>rd</sup> paragraph down Chair Foley wants it changed to “says” instead of would.

Debra Black made a motion to accept the minutes with the changes noted above. Pete Langevin seconded the motion. All in favor and motion carried.

**Other:**

Chair Foley said 2 abutters in the Ham subdivision are coming in to have the Board sign a new plan that shows a minor revision to lot lines. It doesn't need to go before the Board but members need to sign the document in order to have it recorded at the Registry.

At the next meeting, an application is coming from Carl Nelsen, III, to operate a repair garage at 173 Beaver Berry Road.

A real estate person is coming in to discuss 2 uses on a property a client may be buying.

Perhaps Luke Taylor will be in with his Preliminary Plan for Tucker Bend II Subdivision.

Debra Black made a motion to adjourn at 8:50 pm and Pete Langevin seconded. All in favor and motion carried.

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