

**Town of Limington  
Planning Board Meeting  
Held  
July 21, 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, Grace Davis and Victoria Kundishora.

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

Others present: Kayla Mooers, Barbara Tanguay, Mike Tanguay, Becky Mooers, Cody Bernard, Dan Whittier, William Phillips and Marion McNally

**Agenda Items**

1. Public Hearing to operate a Dog Daycare Center, Map R-13, Lot 1.2, 319 Hardscrabble Rd. – Kayla Mooers - Applicant
2. Sketch plan for elderly housing at property located at Map R 14, Lot 22.3 on Ossipee Trail, a vacant commercial lot next to Trico Manufacturing.
3. Review minutes of July 7, 2025

**Public Hearing to operate a Dog Daycare Center, Map R-13, Lot 1.2, 319 Hardscrabble Rd.  
– Kayla Mooers - Applicant**

Chair Foley opened the meeting and asked Kayla Mooers to come forward and speak about a dog daycare she wishes to open at 319 Hardscrabble Road. She plans to have no more than 15 dogs at once and she has a fenced in area outside and an air-conditioned area inside.

Daniel Whittier, 473 Sand Road, came to the microphone and asked about the hours she would be open. Kayla said her hours will be 8:00 am to 5:00 pm.

Sylvia McNally, 460 Sand Pond Road, spoke next. She said the reason they chose Sand Pond Road was because it was a quiet, friendly neighborhood and lots of wildlife. One of her concerns is barking dogs when Kayla lets the dogs outside. How will it be controlled? Marion McNally spoke next and wanted to know what the plan is if a dog gets loose, and what happens if a dog gets injured; how do you take care of an injured dog when there are several other dogs outside too?

Kayla Mooers said she picked her hours of operation when people are at work. She said she will meet with dogs and their owners before they are accepted into the daycare. She would assess their tempers, how they react with other dogs and make a judgement for their behaviors and see if their temperament will fit with the other dogs in her care. The daycare would be small with only 10 to 15 dogs a day. Regarding dog waste, the State of Maine requires it must be cleaned and sanitized daily. She plans to be outside when the dogs are outside and she will clean up

Planning Board Minutes  
July 21, 2025

immediately if a dog goes to the bathroom. She will have a dumpster for disposing dog waste. In addition, she will inspect the whole yard daily. She plans to have a cover outside for the dogs to have some kind of shade.

Kayla approached the podium again and said she has over 5 years of experience training dogs and when she accesses a dog's behavior, she will determine if they fit in her daycare. Kayla outlined what the State of Maine requires such as the building that houses the dogs must be safe and secure and she needs to be licensed with the State. A question was asked if all the dogs would be outside at once. Kayla said no because she needs to be aware of a dog's temperament, size and demeanor.

Pete Langevin asked about a sound barrier around the property. Kayla said there are no trees around the fenced in area. She reiterated again that the dogs must be well trained to be allowed in her care. Grace Davis asked if the dogs got rowdy, how would she control them? Kayla will bring them inside or interrupt their behavior outside.

Chair Foley closed the Public Hearing and said the Board would go back to the dog daycare application after the discussion of the next agenda item.

**Sketch plan for elderly housing** at property located at 203 Ossipee Trail, a vacant 10 acre commercial lot next to Trico Manufacturing -Cody Parker and Nick Thorne, applicants

James Lowery from BH2M came forward to present a sketch plan for elderly housing to be located on an empty parcel of land on Ossipee Trail. He said he represents Cody Parker and Nick Thorne. He pointed out the wetlands on the plan and said that no vernal pools exist on the lot. Most of it is open fields with some woods. There would be a paved access drive. The owners plan to build 20 age-restricted units for single family condominiums with each unit having dedicated parking and private wells. The plan is to install sprinklers for fire suppression.

Mr. Lowery asked if the members had questions. First question, how many sq. ft. for each unit? Answer was 1,200 to 1,400 sq. ft. with each unit built on 20,000 sq. ft. of land. Plowing would be provided. Questions about the flood plain, would the units have a basement of built on a slab and how many bedrooms. Answers, were Stone Book is on the new floodplain maps, homes will be built on full foundations and there will be 2 to 3 bedrooms with 1.5 baths. There was a question about source of water. Chair Foley said the builder should meet with the Town's Fire Chief, Emil Braley. Cody Parker, developer, said they will probably come up with 2 or 3 models from which buyers could choose their layout.

Chair Foley asked them to come back with a plan whenever they are ready. They will move forward with plans.

**Dog Day Care Center**

Chair Foley moved to the Standards for Approval on Page 55 of the Ordinance. It follows:

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.**

Not applicable.

**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.**

Not applicable.

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

Contract with Mellen & Son

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

Not applicable

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

Not applicable

**G. Adequate provisions to control soil erosion and sedimentation have been made.**

Not applicable

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

Yes

**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.**

It will be adequate and provided for by the owner.

**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 condition**

Correct, will meet.

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

There will not be any adverse effect on the beauty of the area.

Chair Foley said Conditions of Approval will be:

Must be licensed from the State of Maine

Have a contract for removal of dog waste

Be responsible for controlling the noise from barking dogs

Hours will be Monday through Friday 8:00 am to 5:00 pm

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

**Approval of 7/07/25 Meeting Minutes**

There were minor changes to the minutes. Bob Gervais made a motion to approve the minutes as amended. Pete Langevin seconded the motion. All in favor and motion carried.

**Discussion regarding Further Mandates on Residential Zoning**

Chair Foley referred to the one-page hand-out included in each the member's package tonight. Chair Foley wanted Town Counsel to come out to a future planning board meeting to discuss this new legislation. Members agreed

Bob Gervais made a motion to adjourn and Victoria Kundishora seconded the motion. All in favor and motion carried.

Meeting adjourned at 8:15 pm.

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

Planning Board Minutes  
July 21, 2025