

LIMERICK PLANNING BOARD MINUTES-approved 11/2/22

October 5, 2022

Aaron opened the meeting with the flag salute at 7:00 pm. Aaron, Demetria, Greg and Wendy were present, Jason was absent

PUBLIC HEARING:

Aaron opened the public hearing for Blake Cormier for a conditional use permit to use the garage at 235 Foss Road, Limerick, Maine for an automobile repair business on Map 50 Lot 76.

Aaron asked if anyone had a question and there was a statement that at the site walk they found everything neat and orderly. The public hearing was closed at 7:05 pm.

MINUTES:

There was a motion by Aaron and seconded by Jason to approve the minutes for September 7, 2022.

Vote 2-0 In Favor 2 abstained not at meeting and or site walk

WALK-INS:

None

NEW BUSINESS:

None

OLD BUSINESS:

Aaron addressed the letter that Attorney Brandwein was preparing for the vote of denial for a conditional use Shawn and Dennis Girard.

Aaron told Shawn who was in attendance that the attorney is doing the letter and the board will sign.

REVIEW - CORMIER

REVIEW:

Article VII – Conditional Uses

- A. A conditional use permit is designed for those uses, which may be permitted as a service to the community or for the benefit of the town's general welfare. The standards of this provision are designed to ensure adequate control of the location, design and operation of conditional uses.

- B. The Planning Board may approve an application for a Conditional Use Permit if the applicant demonstrates that the proposed use:

NOTE: The applicant's answers were read for each of the conditions:

- 1. Will meet the definition and specific requirements set forth in this ordinance for the specific use; Aaron motioned, and Greg seconded the motion that based on the information by the applicant this use is allowed in the RFF district.
Vote 3-0 in favor 1 abstention

- 2. Will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare or other cause; Aaron motioned and Demetria seconded the motion that based on the information by the applicant this is met.
Vote 3-0 in favor 1 abstention

- 3. Will not have a significant adverse effect on adjacent or nearby property values; Demetria motioned, and Aaron seconded the motion that based on use has a very small footprint and it will have very little effect this is met.
Vote 3-0 In favor 1 abstention

- 4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion; Aaron motioned, and Greg seconded the motion that based on the information provided by the applicant this is met.
Vote 3-0 1 in favor 1 abstention

- 5. Will not result in significant fire danger; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant and the letter from the fire chief this is met. Vote 3-0 in favor 1 abstention

- 6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion. Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, the site walk, and the use of water-based paint this is met.
Vote 3-0 in favor 1 abstention

- 7. Will not create a safety hazard because of inadequate access to the site, or to the buildings on the site, for emergency vehicles; Aaron motioned, and Demetria

seconded the motion that based on the information provided by the applicant, and at the site walk, this is met.

Vote 3-0 in favor 1 abstention

8. Will not create hazards to motorists traveling on adjacent public streets, is adequate to the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, and at the site walk, this is met.

Vote 3-0 in favor 1 abstention

9. Makes provisions for buffers and on-site landscaping, which provides adequate protection to neighboring properties from detrimental features of the development; see 10.
10. Makes provisions for vehicular loading and unloading and parking for vehicular and pedestrian circulation on the site and onto adjacent public streets which neither create hazards to safety nor impose significant burdens on public facilities; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, and at the site walk, this is met.

Vote 3-0 in favor 1 abstention

11. Makes adequate provision for disposal of wastewater or solid waste and for the prevention of ground or surface water contamination, see 14.
12. Makes adequate provision to control erosion or sedimentation; see 14.
13. Makes adequate provision to handle storm water run-off and other drainage problems on the site; see 14.
14. Provides for a water supply that will meet the demands of the proposed use; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, and at the site walk, and there will be no running water this is met.

Vote 3-0 in favor 1 abstention

15. Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State law; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, and at the site walk, and by using a cabinet for solvents this has been met.

Vote 3-0 in favor 1 abstention

16. Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat, which could be avoided by reasonable modification of the plan; Aaron motioned, and Demetria seconded the motion that based on the information provided by the applicant, and at the site walk, this has been met.

Vote 3-0 in favor 1 abstention

SPECIFIC CONDITIONS OF APPROVAL:

Hours of operation 8am to 5pm Monday through Friday

Aaron read the following paragraph.

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents, including the supplemental and revised plans, the oral representations submitted and affirmed by the applicant, and conditions of approval imposed by the Board. Any variation from the plans, proposals and supporting documents and representations, except a change determined by the Code Enforcement to be a minor change that does not affect approval standards or conditions of approval, is subject to the review and approval of the Planning Board prior to implementation.

APPROVAL:

Aaron motioned and Demetria seconded the motion to approve this conditional use permit.

Vote 3-0 in favor 1 abstention

ADJOURNMENT:

Aaron motioned and Demetria seconded the motion to adjourn the meeting at 7:41.

Vote 4-0 In Favor

ANNOUNCEMENTS:

The next meeting will be October 19, 2022.

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary