

## DRAFT -LIMERICK PLANNING BOARD MINUTES

January 19, 2022

Aaron opened the meeting at 7:00 pm. Aaron, Dottie and Greg were present Laura and Wendy were on the telephone.

### **PUBLIC HEARINGS:**

Remote Participation Policy:

Aaron opened the public hearing at 7:00 and Dottie read the proposed policy stating this policy is for the Limerick Planning Board only.

Wendy commented on the board considering this policy for the boards operation.

Dottie motioned and Aaron seconded the motion to accept this policy to be used by the planning board.

Vote In Favor 3-0

Aaron closed public hearing at 7:03

Aaron stated that this will make it possible for both Wendy and Laura to vote via phone and that all votes will be roll-call votes for each member from now on.

### **MINUTES:**

The board tabled the December 15, 2021 minutes.

### **YELLOWSTONE SUBDIVISION PHASE II**

Review:

Davis Bartlett Corner Post Surveying representing Paul Morocco was present for the review, site distances and a well letter were briefly discussed as these were requested by the board during the public hearing.

Aaron stated they will be using the town procedure for this major subdivision under 7.2 Submissions.

7.2.2

Dottie read all of the 23 questions for this review some of the questions were not applicable but there was discussion on each there were special notes for some the surveyor was asked was the entire parcel surveyed and were there going to be individual septic systems, yes was the answer.

Some other answers to some of the questions were: number 15 had a letter addressed to the town by D&M Well Drilling, number 17 addressed the test pits and locations. Number 20 lot lines, number 24 covered location of dry hydrant and distance to fire station within a mile. For fire protection the applicant also addressed soils survey and test pit logs.

Dottie motioned and Greg seconded the motion that all of the procedures under Section 7 in the town's subdivision ordinance were submitted.

Wendy stated that for this review she is going to recuse herself, she is an abutter to the property.

Verbal Roll-call vote:

Aaron yes, Dottie yes, Greg yes and Laura yes,

Aaron went on to the State of Maine 30-A-4404 Questions and these were voted on individually.

1. Pollution - Aaron motioned and Dottie seconded the motion that based on the information provided by the applicant this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes,

2. Sufficient Water - Aaron motioned and Greg seconded the motion that based on the applicant information and letter from D&M Well drilling this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

3. Municipal Water Supply - Aaron motioned and Dottie seconded the motion that based on information provided by the applicant this is met.

Aaron yes, Dottie yes, Greg yes, Laura yes.

4. Erosion - Aaron motioned and Greg seconded the motion that based on the information provided by the applicant and the erosion control plan this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes,

5. Through 7. Traffic – Sewer Disposal and Municipal Solid Waste - Aaron motioned and Greg seconded the motion that based on the information provided by the applicant this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes,

8. Aesthetic, cultural and natural values - Aaron motioned and Dottie seconded the motion that based on the information provided by the applicant the Maine Natural Areas Survey and the IFW Survey this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

9 through 13 Conformity with local ordinances – Financial and technical capacity - Surface waters and outstanding river segments – Ground water and Flood area, Aaron motioned and Greg seconded the motion that based on the information provided by the applicant this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes,

14 – 14A Freshwater wetlands and Farmland Aaron motioned and Greg seconded the motion that based on the information provided by the applicant concerning freshwater wetlands and there being no additional farmland according to Mr. Morocco this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

15. River – Stream – Brook Aaron motioned and Greg seconded the motion that based on the information provided by the applicant and the stream being on the plan this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

16. Aaron motioned and Greg seconded the motion that based on the information provided by the applicant and the erosion control plan this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

17 through 20 Spaghetti lots – Lake phosphorus – Lake phosphorus concentration – Impact on adjoining municipalities – Liquidated harvesting, Aaron motioned and Greg seconded the motion that based on the information provided by the applicant this has been met.

Aaron yes, Dottie yes, Greg yes and Laura yes.

Under number 2 in State Standards – Aaron motioned and Dottie seconded the motion that amended number 2 shall read, the subdivider shall provide water tests on all lots with copies to the homeowners and the Town.

Aaron yes, Dottie yes, Greg yes and Laura yes.

Dottie motioned and Greg seconded the motion that all criteria has been met for the Yellowstone Farms II subdivision.

Aaron yes, Dottie yes, Greg yes and Laura yes.

Dottie motioned and Greg seconded the motion that all criteria has been met for the Yellowstone Farms II subdivision as amended and includes the paragraph below.

Dottie read: 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.

Aaron yes, Dottie yes, Greg yes and Laura yes.

**NEW BUSINESS:**

None

The next meeting will be Wednesday February 2, 2022 at 7:00 pm.

**ADJOURNMENT:**

Dottie motioned and Greg seconded the motion to adjourn the meeting.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy Yes.

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary