

LIMERICK PLANNING BOARD MINUTES- Approved March 3, 2021

February 3, 2021

Dottie opened the meeting at 7:00 pm. Laura, Wendy and Aaron joined the zoom meeting along with the surveyor Dana Libby for Rock Enterprises Yellowstone Farm Subdivision.

WALK-INS:

None

MINUTES:

The minutes for January 6, 2021 were tabled until the next meeting.

NEW BUSINESS:

Yellowstone Farm Subdivision Map 35 Lots 1 and 1B

There was discussion concerning the balance of the property being the fourth lot on this subdivision plan.

Aaron asked the surveyor Dana Libby of Corner Post Surveying when Debbie Babb was deeded the 4.83 acre lot by Rock Enterprises and the surveyor stated last year (2020).

It was determined that Debbie Babb's 4.83 acre lot was a sale to an abutter and that it does not count as a lot, her abutting lot was owned by her for years when they purchased the Taylor house the 5 acres and barn went with the house across the road.

Aaron stated that even with the big lot included it still remained a minor subdivision.

Dottie stated that the applicant has asked that 6.2.1 be waved, that is the Soil and Erosion Control and Fire Protection.

Aaron stated that the Fire Protection is easy to address and shouldn't need to be waved because there is a dry hydrant next to the brook and town water on Main Street is within about a mile.

Dottie stated then they do have fire protection.

The surveyor stated that the Medium Intensity Soil and Erosion Plan is located on the plan and after a brief discussion Aaron motioned and Wendy seconded the motion to wave the soil and erosion control plan.

Vote 4-0 In Favor

Wendy motioned and Laura seconded the motion to approve the Yellowstone Farm application for a minor subdivision.

Aaron asked Wendy if she is now an abutter as the deed description for the biggest lot states that an abutter is now or formerly Roub and they now own the Roub property.

After a brief discussion it was determined that the Farrands are abutters and with the addition of the remaining lands there will be additional abutters to be notified. Dottie will notify the applicant of the additional names to be added to the application.

Vote 4-0 In Favor

The board set Wednesday February 17, 2021 for a site walk at 2:00 and the public hearing at 7:00 that night.

Dottie stated the public hearing will be on Zoom and the abutters will be able to participate.

CIA Salvage Map 6 Lots 1-1A and 2A

Dottie stated this is a renewal of the used car and salvage yard conditional use, the transfer station has to be removed from the application because that is a state issue.

Shawn stated he is aware of this.

Wendy motioned and Laura seconded the motion to accept the application from CIA Salvage.

Vote 4-0 In Favor

OLD BUSINESS:

Bishop Subdivision Revision

Ray Bishop presented to the board the final plan for splitting and amending Map 11 Lot 4-1, after going through the submissions for septic design, water supply etc. the board finally used the State of Maine Review Criteria Sub Section 4404 1-20.

Aaron motioned and Wendy seconded the motion that conditions 1 through 20 has been met.

Vote 4-0 In Favor

Aaron motioned and Wendy seconded the motion to approve the amendment to Map 11 lot 4-1 in the Fox Ridge Subdivision.

Vote 4-0 In Favor

Business Registry:

Aaron motioned and Laura seconded the motion to table the Business Registry proposal until a later time.

Vote 4-0 In Favor

Dottie announced the next meeting will be on February 17th and will be on Zoom the abutters will be able to ask questions on two different chats, on zoom and on the live stream, a link if available will be included for the abutters in their letters.

ADJOURNMENT:

Wendy motioned and Laura seconded the motion to adjourn the meeting.

Vote 4-0 In Favor

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary