

LIMERICK PLANNING BOARD MINUTES Approved 12/18/19

November 6, 2019

Dottie opened the meeting with Laura, Wendy, Ed and Aaron were all present.

CORRESPONDENCE:

The secretary passed out copies of the email from Eric Hamlin of the DEP dated 11/5/19 with answers to questions concerning the code officer for the upcoming CIA application for a junkyard/auto graveyard conditional use.

MINUTES:

Wendy motioned and Laura seconded the motion to accept the minutes for 10/16/19 as presented.

Vote 5-0 In Favor

BUDGET:

The board briefly discussed the budget prepared by Dottie for the 2020 budget, and after a brief discussion concerning the line for professional services the board voted to accept the budget.

Wendy motioned and Laura seconded the motion to accept the budget as presented.

Vote 5-0 In Favor

WALK-INS:

None

NEW BUSINESS:

A conditional use application was filed from Shawn Girard and Dennis Girard for a Junkyard / Automotive Graveyard, the front page of the application dated 10/30/19 was a replacement of the front page of the application dated 10/10/19 for a permit for “storage of lumber for construction projects, store cars, working on personal boats, trailers for projects we are working on.” Other than the change in the front page and its usage all other pages of the original application remained the same including the answers to the 16-conditions.

The secretary noted this to the board suggesting that the rest of the application may need to be changed.

Dottie asked if the board had viewed the application and asked for discussion.

Wendy stated that she has questions concerning possible wetlands, abutting public or private wells, and the fact that there is a historic building on the abutting property.

Code officer Mike Gilpatrick spoke to the abutters private water supplies and it appears that both are at least 300 feet from the property and he spoke about the schoolhouse as being possibly the last standing brick schoolhouse in the state. Mike also stated that any wetlands were to the rear of the property some 500 feet from the area to be used.

Aaron stated that the property is very close to sitting on ledge.

Ed asked what his existing conditional use is for.

Mike stated his application is for storage in the building and he was sent a notice of violation for the current use of the property.

Ed stated that what he saw on the property was stacked up lumber or salvaged lumber that is not waste it can be reused and should be considered salvage not waste that he can sell or used in his own business.

Mike stated that if he sells that material as a business it will still require a conditional use permit in the RFF district according to the land use chart. There is much more on the property besides lumber, there are metal racks, old machinery and several box trailers with salvaged materials; there is a great deal of materials there the majority is construction materials but a lot more than that as well.

Ed stated so if he gets a junkyard permit he can bring in a lot more materials other than what is there.

Mike stated that's another good question to ask Mr. Girard.

There was continued lengthy discussion and it was decided that Shawn should be at the next meeting to discuss his application and his plans for the property before the board votes to accept the application.

Aaron motioned and Ed seconded the motion to ask Shawn to come to the next meeting and discuss it with him and then decide how to proceed from there.

Vote 5-0 In Favor

OLD BUSINESS:

Aaron had a suggestion to change the storm water and erosion control plans as to who had the technical ability to write these plans, he called the state and was given a list of several licensed people including a professional engineer, certified geologist, certified site evaluator, etc. Aaron

stated that our ordinance should state what the state allows and he would like to see that change under 7.2.2 in our ordinance.

There was a discussion with Mike concerning storm water plans for roads sediment ponds etc., citing Maine laws specifically and other than stating following Maine laws generically.

Wendy motioned and Dottie seconded the motion to add a flow chart to the checklist to be given to the applicants as part of the package.

Vote 5-0 In Favor

Mike also presented the board with a copy of the City of Sanford's Licensing Rental Housing ordinance adopted by the city 7/18/17 this started a half hour discussion concerning Mike's proposal for the town adopting a similar ordinance for property owners to register and obtain a license to rent their property; this would require the code officer to inspect the property before issuing a license, there were considerable opinions concerning this proposal, the board made no recommendation or vote.

ADJOURNMENT:

Wendy mad a motion to adjourn the meeting at 8pm seconded by Aaron.

Vote 5-0 In Favor

ANNOUNCEMENTS:

Dottie announced the next meeting would be November 20th.

Respectfully Submitted:

Joanne L. Andrews - Secretary