

LIMERICK PLANNING BOARD MINUTES Approved 8/21/19

June 19, 2019

Dottie opened the meeting with Wendy, Aaron and Ed present, Laura was absent.

MINUTES:

Wendy motioned and Ed seconded the motion to accept the minutes of May 15, 2019 with one typo changing the word grated to granted on page 2.

Vote 3-0 In Favor Aaron abstained not at meeting.

OLD BUSINESS:

Eric Sanderson from Sothern Maine Planning and Development Corp. addressed the board and went through some changes he was recommending to the board for the subdivision ordinance; he has also developed check lists for both minor and major subdivisions that can either be filled out on line or copied and filled out as a hard copy.

Aaron raised a concern that he thinks that they should go through the existing subdivision ordinance and update that first, before adding new sections. He used as an example that Eric had added to the minor subdivision ordinance a medium soils density survey never before in the ordinance; his concern if we make too many new provisions it may not pass.

Dottie stated these are only recommendations that can be discussed in future workshops.

Eric stated that these changes can be waived by the board; he has recommended four changes to the minor subdivisions.

Aaron stated those are soil erosion sedimentation plan, fire protection, medium soils density plan, what is the fourth addition you added.

Eric stated test pits.

Aaron said test pits are covered on the preliminary plan now.

Dottie stated yes.

There was additional discussion with someone from the audience but it could not be heard.

Eric said they can discuss it and either send him an email through Dottie or he can come back to the board for further discussion.

Wendy stated that she feels that Eric is looking to cover things that may be a concern in the future and these recommendations should be covered and the board will look at the big picture after researching what he has come up with.

Eric stated he believes that the town does not have town water and sewer.

Dottie said yes we do and that needs to be in there in case there is a subdivision serviced by those systems.

Eric, I will add that back in then; he continued by stating that he has gone through the MRSA Statutes which was Title 30 and is now Title 30A and made appropriate changes.

They went through the recommended changes to the major subdivisions including adding the fire protection and soil erosion sedimentation plan, the storm water management plan and road maintenance provisions agreement; most of the changes concerned preliminary plan changes not final plan requirements.

Eric will send Dottie up to date costs so far to keep track of the budget.

Mike Gilpatrick code officer stated he wants to hold a workshop an issue he is dealing with concerning accessory dwelling units; he discussed this with the selectmen and was instructed to have the planning board help with a draft ordinance that will address the situation and perhaps be less stringent; he also wants to revisit the fees schedule.

Dottie stated that fee schedule proposal was already for the ballot but we missed the deadline by one day.

It was discussed to hold the workshop at the July 17th meeting with Mike.

Aaron asked Mike if a multifamily dwelling with three or more units has to be reviewed as a subdivision.

Mike stated yes.

Aaron asked Eric to also include this in the subdivision ordinance because right now it is very confusing as to if over two units should be reviewed as a subdivision.

On July 17th they will have a short regular meeting if necessary and then go into a workshop on accessory dwellings and also discuss the check lists provided by Eric.

Aaron motioned and Wendy seconded the motion there will be no meeting on July 3rd.

Vote 4-0 In Favor

It was brought up by Ed and there was a short discussion concerning other issues that have been pending like a site plan review, it was briefly discussed and Dottie stated that probably won't be discussed further in the near future.

Note: There was considerable discussion between board members and the code officer and Eric Sanderson in the audience those conversations were not always able to be heard in its entirety and may not be covered.

Wendy motioned and Dottie seconded the motion to adjourn the meeting at 7:53 pm.

All were in favor.

ANNOUNCEMENTS:

Dottie announced that the next meeting will be July 17, 2019.

Respectfully Submitted:

Joanne L. Andrews - Secretary