

LIMERICK PLANNING BOARD-Approved 3/20/13

Minutes February 19, 2013

Dave Coleman, Andrews Ivey, Adam Wardwell were present, Aaron Carroll and Frank were absent.

Chairman Coleman opened the meeting at 7:00 PM and gave a brief overview of the planned agenda items and then went on to the walk-ins with Lynn Wright.

WALK-INS:

Lynn Wright gave a brief overview of her plans to establish Wright Chocolate House in her home at 427 Stone Hill Road and planning to make bon - bons, caramels, truffles and all kind of chocolates. She is planning to sell both wholesale and retail in local shops in the area and plans to take a small room in her home for an in home shop space. She stated she already has her kitchen permit from the Department of Agriculture. Her plans a mostly wholesale but doesn't want to limit her business to by eliminating retail from her home or being open during the Snowflake Trail Christmas weekend or Maine Maple Sunday.

Dave stated it was better not to eliminate the option of selling from her home or having limited hours of operation. If it turns out that she does not sell from her home then that would have no affect on her permit but should she want to have hours of operation it is best not to put any limitation on hours.

Lynn stated that she is in a very nice rural area and she does not want to hurt the value of her home or others by making her property considered a business. They are in the process of doing a business plan and she still has to inquire about how her insurance will be affected.

Dave stated that the application is complete except the forms from the road commissioner and the fire chief.

Lynn asked if she was to approach them now.

Dave stated no and asked if a fire inspection was part of her state permit.

Lynn stated no but that may be necessary for insurance.

The board set the following dates for the Wright Chocolate House:

- A site walk on Wed March 6th at 6:30 PM which is prior to a workshop scheduled for 7:00 PM to further discuss the Single Family Seasonal zoning.
- A public hearing will take place at 7:00 PM Wednesday March 20th during the regularly scheduled monthly meeting.

Lynn stated that her neighbors are aware of her plans and are already asking for samples. **Lynn** asked if she needed to acquire the Fire Chief and Road Commissioner forms prior to the site walk.

Dave stated no but prior to the March 20th meeting would be better and will eliminate them approving the application pending the board receiving those forms.

MINUTES:

Adam motioned and **Andy** seconded the motion to accept the November 2012 minutes as presented.

Vote 3-0 In Favor

CORRESPONDENCE:

Dave stated there was no correspondence except to report that the board's budget was approved by the budget committee during the November 29th budget committee meeting.

OLD BUSINESS:

Dave had contacted J.T. Lockman at Southern Maine Regional Planning and was then put in contact with a new planner when Lockman was on vacation. The new planner has years of experience in the field of municipal planning and Dave went over the three possible options for changing the Single Family Seasonal Zone that had been discussed at length during previous workshops.

1. Doing seasonal conversions by obtaining plumbing approvals similar to those that are in place in Shoreland Zoning.
2. Change the name of the zone by removing the word "seasonal" and leaving all dimensional requirements as is.
3. Doing subdivision revisions for Lake Arrowhead and absorbing the areas around Sokokis Lake and Pickerel Pond into the Residential Farm & Forest zone.

The new planner stated that in his opinion option two was the best option and if the town would provide him with a map and our proposed changes he will look at our proposal. He stated that he could provide the town with two free hours based on our annual dues payment to SMRPC and then estimate any additional time needed above and beyond the two hours. **Dave** asked the secretary if the PDF map file was saved in the computer and it has been. **Dave** went on the further state he had not contacted MMA because he couldn't recall what he was supposed to ask them.

Adam stated that he recalled that the board wanted to get an opinion from MMA on what pitfalls the town may face based on the three options proposed on the SFS zone.

NEW BUSINESS:

Dave stated that two of the current board members have had problems in the past with the Tuesday night meetings and asked for a motion to change the meeting dates back to Wednesday nights.

Frank Carroll II had asked for the Tuesday nights but had not taken out papers to run again for the position and this would have been his last meeting so it seemed that Wednesday nights is better for the remaining members.

Adam motioned and **Andy** seconded the motion to return to Wednesday night meetings.

Vote 3-0 In Favor

REMINDERS:

- March 6th at 6:30 PM a site walk for the Wright Chocolate House followed by a workshop on the Single Family Seasonal District.
- March 20th a public hearing for the Wright Chocolate House followed by the March monthly meeting.

ADJOURNMENT:

Andy motioned and **Adam** seconded the motion to adjourn the meeting at 7:25 PM.

Vote 3-0 In Favor

Respectfully Submitted,

Joanne L. Andrews, Secretary