

## DRAFT -LIMERICK PLANNING BOARD MINUTES

February 17, 2021

Dottie opened the meeting at 7:00 pm. Laura, Aaron joined Dottie on zoom meeting along with t owner Paul Morocco for the Yellowstone Farm Subdivision, Wendy was absent

### **WALK-INS:**

None

### **PUBLIC HEARING Yellowstone Farm**

Aaron Carroll asked if the other person showing up on the screen was involved in this subdivision or was from the public.

No response so Dottie stated that if there were questions that person should use the chat with questions.

Paul Morocco gave a brief overview of his minor subdivision entitled Yellowstone Farm two lots 4.97 and 2.43 acres the lots will have private septic systems and wells.

Code officer Mike Gilpatrick stated that there were two lots deeded in 2005 and 2006 for these lots and entrance permits were issued but those deeds were never recorded so Mr. Morocco is here now with a subdivision to clear up this oversight.

Dottie asked if there were any other questions and hearing none closed the public hearing at 7:04.

And went into the regular meeting.

### **MINUTES:**

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

### **Yellowstone Farms Subdivision Review:**

Aaron asked if they were going to use the state criteria and Dottie stated yes.

Aaron stated that they discussed waving number 13 during the public hearing and there was approximately one mile to the fire station and town water so we are all set with that, I would like to make a motion.

Aaron motioned and Laura seconded the motion all information from 6.2 has been submitted to us and find the information appropriate with the information provided by the applicant, the site walk and public hearing with the exception of number 12 which was waved.

Vote 3-0 In Favor

Dottie stated with that I will go on to the section 4404 criteria so do you want me to read the twenty questions or do you want to do something else.

Aaron motioned and Laura seconded the motion that number one through 20 has been met in the State Criteria 4404.

Vote 3-0 In Favor

Aaron motioned and Laura seconded the motion to approve the Yellowstone Subdivision.

Vote 3-0 In Favor

Dottie stated to Mr. Morocco that he has an approved subdivision.

Paul said thank you to the board and Mike Gilpatrick.

Dottie stated the only other thing pending is the Business Registry.

Aaron stated that it not be discussed at this time but stated that the town has never voted to exempt remaining lands of 40 acres or more as part of a subdivision and we should consider adopting an ordinance to exempt lots larger than 40 acres from being counted. Aaron asked if Southern Maine could help with writing this.

Dottie stated she would contact them about it.

Laura stated she thought that would be a good one.

Dottie discussed that on March 3, 2021 at 3:00 PM there will be a site walk for CIA and the public hearing will follow at 7:00 PM.

**ADJOURNMENT:**

Aaron motioned and Laura seconded the motion to adjourn.

Vote 3-0 In Favor

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary