



Town of Livermore Falls Planning Board Meeting Minutes January 7, 2010

Members Present: Guy Palmieri, Mellette Pepin, Scott Roberts, Elecia Pillsbury, Melanie Rounds (arrived at 6:22pm)

Meeting called to order by Guy Palmieri at 6:10 p.m.

Consideration of minutes from November 6, 2009. Scott mm to accept, Elecia s. 4-0

New Business

B's New and Used – Joseph and Christina Brailey were in attendance to represent their proposed business, B's New and Used. Guy asked for a description of the business. Mr. Brailey stated the business is a new and used retail shop with consignments. Guy asked if the business is being moved from another town. Mr Brailey said it was not, but was a new business entirely. Elecia asked about the condition of the building being used for the business. Mr. Brailey said the heat was now being shared with the Chuckwagon and was not quite adequate, and therefore a kerosene space heater was being used. The Board questioned the legality and safety of using this type of heater. Robert Overton (CEO) said that kerosene heaters are sold for indoor use but would check with State Fire Marshall's Office to verify. Mr. Brailey then said that the roof leaks in one area and their landlord, Norman Paradis, told them not to store anything in that area until the roof was repaired. Guy asked if the space being used had new windows. Mr. Brailey had no knowledge of any new windows. Guy asked if the Mr. and Mrs. Brailey paid to heat the space. Mr. Brailey stated they did pay for heat. Guy asked if smoke detectors and carbon monoxide detectors were present in the space. Mr. Brailey said there are smoke detectors but no carbon monoxide detectors. Scott asked if line 4 under Applicant Information on the Application For Site Plan Review submitted by Mr. and Mrs. Brailey should have been filled in with the required information. Mr. Brailey stated that the missing information was the same as provided in line 1 of the application. Scott mm to accept the application as complete, Mellette s. 5-0. Scott asked if the business had already opened. Mr. Brailey stated that it was already open and that his landlord told him that the Town Manager gave permission to open. The Town Manager (James Chaousis) stated that he did not give permission to open, but did tell Mr. Paradis that businesses have opened in the past without Planning Board approval. Scott asked if the business opening was held up due to the December 2009 meeting not taking place. Guy stated that the application was not completed in time for the December meeting. Scott mm to accept the application for B's New and Used, Mellette s. 5-0

Old Business

Whittle Kids – James Chaousis stated that the sewer department and water district had been notified of the change of use at 102 Depot Street, satisfying that condition of Board approval.

Introduction

James Chaousis introduced Robert Overton to the Board as the new Code Enforcement Officer. James indicated that Rob's primary job was to work for, and report to, the Planning Board.



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Open Discussion

The Board discussed the issue of businesses opening without Board approval. Rob will check for businesses that have already opened without approval, and will periodically check sites that are pending approval. Scott mm to act on businesses opening without Planning Board approval, Elecia s. 5-0

Scott mm to adjourn at 6:40 p.m., Elecia s. 5-0

TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: B's New and used

Applicant Information:

1. Name of Applicant: Christina and Joseph Brailey
Address: 17 Main St Livermore Falls, Me. 04251
Telephone: 207-713-2405 ^{see call} Christina 207-713-2406
2. Name of Property Owner: Norman J. Paradis
Address: Go Chuck wagon Restaurant
2 Depot Street Livermore Falls Me. 04254
Telephone: 1-207-897-4031
3. Name of Applicant's Authorized Agent: _____
Address: _____
Telephone: _____

NOTE: The applicant shall provide a letter to the Planning Board granting the authority of the agent to act on behalf of the applicant.

4. Name of person and address to which all correspondence regarding this application should be sent to:

Christina and Joseph Brailey
same as above

5. What legal interest does the applicant have in the property to be developed (ownership, option, purchase and sales contract, other)? Attach evidence of interest.

Lease

6. Number of employees? 2-4

7. Does the applicant reside on the property? _____ yes no

8. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation and other information to familiarize the Board with your application. (Attach additional pages if necessary)

We are planning on a new and used shop with
consignments picture a Pawn Shop without
the Pawn part we will be selling everything from
large appliances and furniture to things such as clothes
and Nick Nacks sporting good and such.
Hours are planned to be Monday - Friday 9AM-
7PM and Sat-Sun 12PM to 7PM

Land Information

*9. Location of property

from Maps

Map 18

Lot 87

from Registry

Book _____

Page _____

10. Acreage of parcel UNKNOWN

11. Acreage of developed area Shared Parking Area

12. Is any portion of the property within 250 feet of the high water mark of any pond, river, stream or wetland? _____ yes no

* 13. Is any portion of the property within a special flood hazard area as defined by the Town of Livermore Falls Flood Hazard maps? _____ yes no

Development Information

14. State below the anticipated impacts, including any public costs to serve the project, as proposed in the application, on the following municipal facilities and services. Attach additional pages if necessary.

Sewage Disposal _____

Water Supply _____

Roads/Parking _____

Solid Waste _____

Storm Water/Drainage _____

Other _____

15. Gross floor area to be developed 3,200 SQ FT

16. Percentage of lot to be covered by structures and parking: 25%

17. Number of parking spaces: 16-20 SPACES

18. Describe how the landscape will be preserved and/or enhanced and how the proposed use will fit in with the neighboring area.

The landscape as far as outside will not be touched other than possibly cleaning parking area. The inside will be enhanced by nice displays and lights including in display windows on store front.

19. Describe the provisions for emergency vehicle access to the project.

There are 3 Emergency entrance 2 Store Front and 1 in the side of the Property.

20. Describe the provisions to be made for drainage of the project site.

N/A

21. Describe the amount of water required for the project and how it will be obtained.

Water will be very little use used only for the Bath Rooms and will be town water.

22. Describe the proposed erosion and sedimentation control methods to be employed during construction and maintenance of the proposed project.

N/A

23. Describe the method of sewage disposal.

sewer shall be town

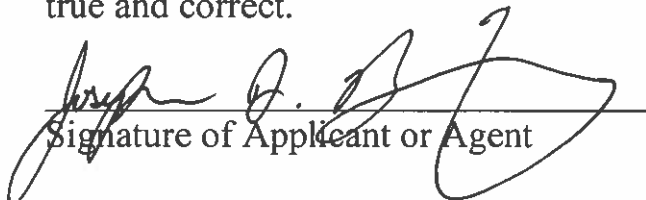
Additional Submissions

Based on the nature of the proposed project the Planning Board may require a traffic engineering study and/or performance guarantee.

The application must be accompanied with the following:

1. A development plan drawn at scale of not less than 1 inch equals 100 feet indicating the nature of the project.
2. A location map to show the relationship of the proposed development to the surrounding area.
3. Abutter notification. Abutters include property owners across the street.

To the best of my knowledge all information submitted in this application is true and correct.


Signature of Applicant or Agent

11-22-09
Date

NOTE: This application form provides the Planning Board with general information. Applicants are encouraged to review the Site Plan Review Ordinance Town of Livermore Falls for additional information.

NAME OF APPLICANT: Joseph and Christina Brailey

ADDRESS OF APPLICANT: 17 Main St. Livermore Falls, ME. 04254

NAME OF OWNER: Norman J. Paradis

NAME OF PROPOSED DEVELOPMENT: B's New and used

PLANNING BOARD SIGNATURES

09.02.2010

DATE

[Signature]
Chairperson

[Signature]

CONDITIONS

Fire Marshall Approved
of Kerosene space heater.

→ I spoke w/ F.M on
1/8/10 - Kerosene
heaters are not
allowed.

I informed Mr. Brailey
he must discontinue use
immediately

NOTICE TO ABUTTERS:

(YOU ARE BEING NOTIFIED AS AN ABUTTER BECAUSE YOUR PROPERTY NEIGHBORS THE APPLICANTS PROPERTY).

NAME OF APPLICANT: Joseph and Christina Brailey

THE APPLICANT REQUEST: Permission to open a new and used shop at 17 + 19 Main St.

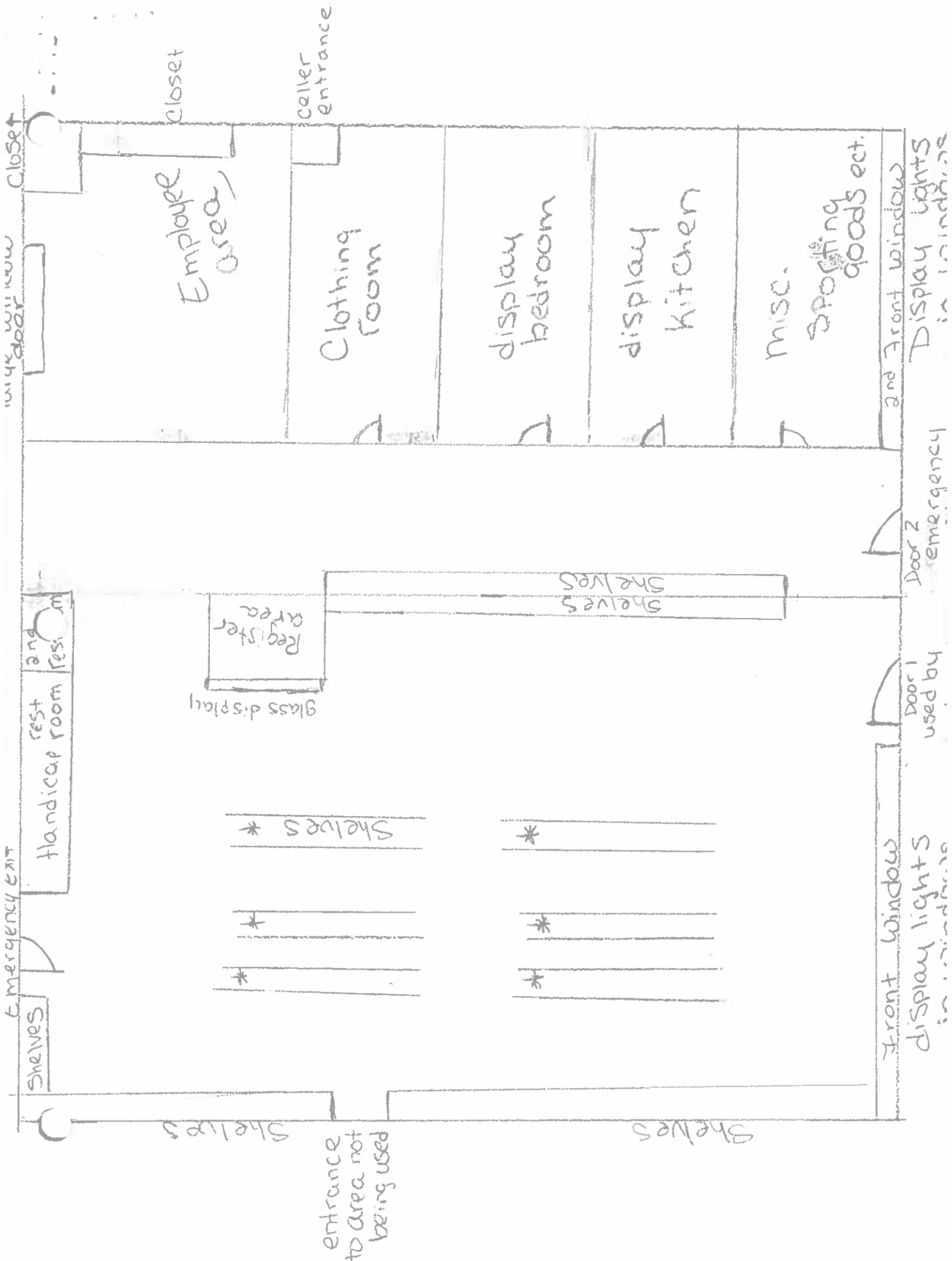
DATE OF PLANNING BOARD REVIEW: Dec. 3, 2009

LOCATION: Livermore Falls Town Office, Livermore Falls, Maine.

TIME: 6:00 P.M.

DATE NOTICE WAS SENT IN THE MAIL: _____

IF YOU ARE RENTING OR LEASING YOUR PROPERTY TO ANOTHER PERSON PLEASE NOTIFY YOUR TENANTS SO THAT THEY MAY ATTEND THE MEETING IF THEY HAVE CONCERNS.



Emergency Exit

Shelves

Handicap rest and room

glass display

Register area

Shelves

Shelves

Shelves

entrance to area not being used

Shelves

walk window door

Closet

Employee Area

closet

celler entrance

Clothing Room

display bedroom

display Kitchen

Misc.

Sporting goods ect.

Front window display lights in mind, no

in mind, no

Door 1 used by emergency

Door 2 emergency

and front window

Display lights in mind, no