

**TOWN OF LIVERMORE FALLS
PLANNING BOARD REGULAR/SPECIAL MEETING
AGENDA FOR
WEDNESDAY, JANUARY 17, 2001**

1. CALL MEETING TO ORDER 6:00 P.M.
2. MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS
3. NEW BUSINESS
 - A. Joseph Revell
 - B. John Blaisdell - used car sales
 - C. _____
 - D. _____
4. OLD (UNFINISHED) BUSINESS
 - A. _____
 - B. _____
 - C. _____
 - D. _____
5. OTHER BUSINESS
 - A. Home Occupation Standards
 - B. Site Plan Review Or Zoning Changes
 - C. _____
 - D. _____
6. PUBLIC PARTICIPATION
7. ADJOURNMENT

The Board then continued work on a definition of a 'Home Occupation', using the CEO's "Definition of Home Occupation, January Draft" document. The draft summarizes the input received and discussions held to date on this.

The Board also worked on the CEO's draft of an amendment to the Site Plan Review Ordinance outlining the process, generally, by which the CEO could review an application and if the application meets the definition of a Home Occupation, then the CEO could approve the application.

The CEO also handed out a 3 page list of applications reviewed over the past 3 years by the Board, with instructions to the Board to review the various applications that the Board had worked on, focusing on how the proposed definition of Home Occupation would have affected the issues that the Board dealt with on various applications. This exercise will be helpful in understanding if the proposed definition addresses concerns raised over the past year by members and the public.

The Board also briefly discussed sending out a "Livermore Falls Business" package to all businesses and Home Occupations that come before the Board and the CEO. Additional discussion will take place at future meetings.

On a motion from N. McManemon and a second by L. Barney, the Board voted to adjourn at 7:25 P M.

Respectfully submitted, David R. Giroux, CEO.

**TOWN OF LIVERMORE FALLS
PLANNING BOARD REGULAR/SPECIAL MEETING
AGENDA FOR
Wednesday, December 20, 2000**

1. **CALL MEETING TO ORDER**
2. **MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS**
3. **NEW BUSINESS**
 - A. Paul + Darlene Bates, 44 Knapp St. Map
Bait & Tackle Shop out of their garage
 - B. _____
 - C. _____
 - D. _____
4. **OLD (UNFINISHED) BUSINESS**
 - A. _____
 - B. _____
 - C. _____
 - D. _____
5. **OTHER BUSINESS**
 - A. Home Occupation Standards
 - B. Site Plan Review Ordinance Changes
 - C. _____
 - D. _____
6. **PUBLIC PARTICIPATION**
7. **ADJOURNMENT**



• •



•



•

10/10/10





Town of Livermore Falls

CODE ENFORCEMENT OFFICE

2 MAIN STREET

LIVERMORE FALLS, MAINE 04254

Tel. 207-897-4427

LIVERMORE FALLS

PLANNING BOARD

MINUTES OF THE

DECEMBER 20, 2000

MEETING

MEMBERS PRESENT: Brian Jordan, Chair, Christine Pelletier, Nancy McManemon, and Allicca Torres.

PUBLIC PRESENT: Miriam Buchanan, Cora Briggs, Darlene Bates, and David Giroux, Code Enforcement Officer (CEO).

On a motion from C. Pelletier and a second by N. McManemon, the minutes of the November 15, 2000 Planning Board meeting were accepted as presented. VOTE 6-0-0.

NEW BUSINESS:

1. Darlene Bates presented her and her husband's plans to operate a bait and tackle shop, dba "P & D's Live Bait Shop", out of a portion of the garage on their property at 44 Knapp Street. She submitted sketches showing the location of the garage on their property and another sketch showing the 6' by 20' portion of the garage that they would be using for the business. They would open at 5:00 AM and be open for 2 hours in the morning and in the evening, or by appointment. The business would be seasonal, and it would only be she and her husband. They also have a site in Jay. They plan on using 3, 60-gal. tanks. The water from the tanks gets changed once a month. The CEO questioned whether the wastewater from the tanks could be drained out onto the ground or must be drained into the town's sewer system. The Board advised the CEO to discuss this matter with Kent Mitchell, the town's Plumbing Inspector/Sewer Superintendent. On a motion from N. McManemon and a second by A. Torres, the Board determined that the proposal for a bait and tackle shop is a Home Occupation. VOTE 4-0-0.

The Board then continued work on a definition of a 'Home Occupation', using the CEO's "Definition of Home Occupation, December Draft" document. The draft summarizes the input received to date on this issue, as well as additional suggestions.

On a motion from N. McManemon and a second by A. Torres, the Board voted to adjourn at 7:15 P.M.

Respectfully submitted, David R. Giroux, CEO.





Town of Livermore Falls

**CODE ENFORCEMENT OFFICE
2 MAIN STREET
LIVERMORE FALLS, MAINE 04254
Tel. 207-897-4427**

**LIVERMORE FALLS
PLANNING BOARD
MINUTES OF THE
NOVEMBER 15, 2000
MEETING**

MEMBERS PRESENT: Brian Jordan, Chair, Guy Palmieri, Christine Pelletier, Lorraine Barney, Nancy McManemon, and Veronica Pillsbury.

PUBLIC PRESENT: Miriam Buchanan, Cora Briggs, Tom Barker and his wife, Caroline Gugliotta, John Blaisdell, Robert Morissette, Clark Souther, and David Giroux, Code Enforcement Officer (CEO).

On a motion from C. Pelletier and a second by N. McManemon, the minutes of the October 18, 2000 Planning Board meetings were accepted as presented. VOTE 6-0-0.

NEW BUSINESS:

1. Tom Barker presented his plans for a wood processing business and for the operation of a gravel pit on property that that he intends to reside on that he recently purchased from Bruce Benson on Route 106. The Board determined that the merits of each business warranted a review as separate projects.

On a motion from C. Pelletier and a second by V. Pillsbury, the Board determined that the proposal for a wood processing business, even though Tom and his family would reside on the property, was a commercial operation. VOTE 6-0-0. The wood processing area would be approximately 2 acres in size and located approximately 50' from Route 106 and between his home and the property of Mary Bowen. An existing vegetated buffer near the Bowen property would remain, but a small drainage pond would be constructed near the buffer. This pond would address the runoff from the wood processing area so that runoff would not flow towards Route 106. Existing vegetation between the proposed wood processing area and Route 106 would be cleaned up and thinned and a 10'-12' wide grass strip along side the wood processing area would be installed in order to make the site more attractive. A 30' by 60' building is proposed for sometime in the future, as the business grows. Firewood and sawdust are expected to be the items sold at the site. On a motion from L. Barney and a second by N. McManemon, the Board approved the application for a wood processing area as presented. VOTE 6-0-0.

On a motion from G. Palmieri and a second by C. Pelletier, the Board determined that the proposal for the operation of a gravel pit, was a commercial operation. VOTE 6-0-0. The gravel pit would be operated so that any runoff from the pit operation would drain into the pit excavation. The project will comply with the State requirements by being less than 5 acres in size. Mr. Barker had recently been given information from the CEO on applicable State Laws for the gravel pit and wood processing projects. On a motion from L. Barney and a second by N. McManemon, the Board approved the application for the operation of a gravel pit as presented. VOTE 6-0-0.

2. Caroline Gugliotta presented her plans for the "Spring Street Hermitage", a retreat where people can come to meditate, located at the end of Spring Street. On a motion from C. Pelletier and a second by L. Barney, the Board determined that the proposal for the retreat, even though Caroline Gugliotta would reside in another home on the property, was a commercial operation. VOTE 4-1-1. The proposal is similar to an inn or a B&B. It is expected that guests would stay for more than 1 night at a time, perhaps a week or a month at a time, and they will need references. Ms. Gugliotta will live in the apartment over the garage located near the main residence on the property and the main residence on the property will be used as the retreat center. The main residence has 3 bedrooms, so Ms. Gugliotta does not expect to ever have more than 3-5 guests at any one time. The main residence also has a full kitchen, and guests will prepare their own meals from stock provided by Ms. Gugliotta. No in-house care will be provided. A cabin on the property is available for daytime use, but will require extensive renovations and hookups to water and sewer before it can be used as a dwelling unit for the retreat. On a motion from N. McManemon and a second by V. Pillsbury, the Board approved the application for the "Spring Street Hermitage" as presented. VOTE 6-0-0.

3. John Blaisdell discussed his plans for an auto body and sandblasting shop on property he resides on with his family on Campground Road in East Livermore. After discussion on whether the proposal was a Home Occupation or a commercial business the Board, on a motion from L. Barney and a second by G. Palmieri, determined that the proposal was a Home Occupation. VOTE 5-1-0.

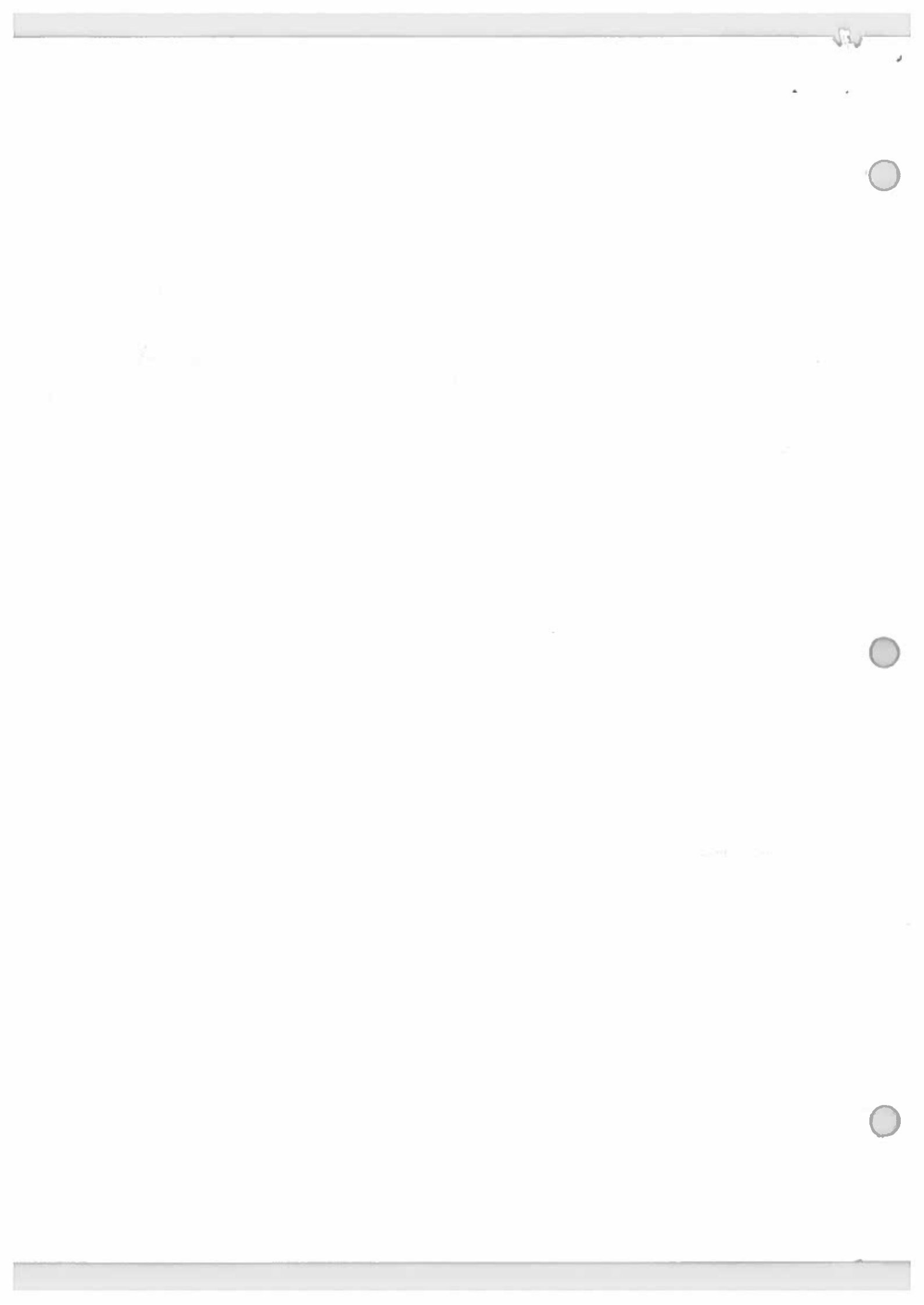
4. Bob Morissette, dba "American Karate Studios", presented his plans for operating a karate studio in the building owned by Normand Paradis next door to the scuba business on Depot Street. On a motion from C. Pelletier and a second by V. Pillsbury, the Board determined that this proposal was a commercial business. Mr. Morissette would be the only employee and his hours of operation would be Monday, Wednesday, and Friday, 5-8:30 PM. He has been teaching for 8 years. On a motion from C. Pelletier and a second by V. Pillsbury, the Board approved the application for American Karate Studios as presented. VOTE 6-0-0.

5. Clark Souther was present to discuss his plans with the Board as a pre-application meeting. He and his father intend to sell 3-4 tons of grain a month at their farm on the Souther Road. They currently sell hogs, beef, hay, pumpkins, and other agricultural items on the farm. The business is run by himself and one other employee. On a motion from N. McManemon and a second by L. Barney, the Board determined that this business was a Home Occupation. VOTE 6-0-0.

The Board then continued work on a definition of a 'Home Occupation', using the CEO's 11/8/2000 memo. The memo summarizes the input received at the last meeting from Brian and Jordan. Nancy Mcmanemon also submitted a definition of 'Home Occupation'.

On a motion from C. Pelletier and a second by L. Barney, the Board voted to adjourn at 8:47 P M.

Respectfully submitted, David R. Giroux, CEO.



PLANNING BOARD MEMBERS
December 1999

Lorraine Barney
RFD # 1, Box 910
Livermore Falls, Me. 04254
207-897-4487
3 year term
Term expires on June 30, 2001
Call before 9 PM

Brian L. Jordan
7 Pleasant Street
Livermore Falls, Me. 04254
207-897-4727
4 year term
Term expires on June 30, 2002
Call after 5 PM

Veronica Pillsbury
8 Pine Avenue
Livermore Falls, Me. 04254
207-897-2871
3 year term
Term expires on June 30, 2000
Call anytime, hit or miss

Nancy F. McManemon
HC 60, Box 3850
East Livermore, Me. 04228
207-897-4288
3 year term
Term expires on June 30, 2002
Call anytime, hit or miss

Guy Palmieri
P. O. Box 211
East Livermore, Me. 04228
207-897-5000
4 year term
Term expires on June 30, 2001
Call during 6-8 AM, or after 7 PM

Christine Pelletier
RFD #1, Box 900
Livermore Falls, Me. 04254
207-897-4093
3 year term
Term expires on June 30, 2002
Call after 3:30 P. M.

Duane Greer
P. O. Box 155
East Livermore, Me. 04228
207-897-5507
4 year term
Term expires on June 30, 2000
Call before 10:30 AM, after 5:30 PM

