

Town of Livermore Falls
Planning Board Meeting
March 19, 2003
Livermore Falls Municipal Building

Members Present: Guy Palmieri, Elicia Pillsbury, Veronica Pillsbury, Rod Wright, Nancy McManemon,

Others Present: Larry Grant, CEO. Please see sign in sheet for others.

Call Meeting to Order: 6:08 PM by Guy

Minutes of Previous Meeting: Minutes of February 19, 2003 were accepted with changes - "upstairs" to "downstairs" (4 for, 1 abstain).

Old (Unfinished) Business:

- A. Minutes of January 15, 2003 were accepted with changes made (4 for, 1 abstain).
- B. Brad Gorham, SBA Network Services Inc. for U S Cellular, Moose Hill Shelter, Map 11 Lot 28. Adding three six ft high by 2.5' by 10' radio cabinets on 9' by 15' concrete pad, six panel antenna at 298', and two microwave antenna (1 @ 120', 1@ 90'). Public hearing 6:25 - 6:29. Rod moved and Nancy 2nd to approve (all for).

New Business:

- A. Maynard Babkirk (6:30), gravel pit expansion on Dodge Rd., M 5 L 21A. Paul Bright questioned if Rita Boivin was an abutter. Her lot 13A does not abutt on the tax map. Hunton or Meadow brook is on the easterly boundary of this lot and several hundred feet from the pit. A gold copy of a Notice of Intent dated 2-8-03 accompanied the application. It is a "Permit by Rule" DEP form for excavations for borrow. CEO was asked to check with Mark Stebbins concerning any other permit requirements. Guy moved, Rod 2nd to approve (all for).
- B. Ron Benvie - postponed.
- C. Ron Couturier (6:55) - used car sales at Karn Rd. M 9 L 18 on property of Gerard Castonguay. Will be no oil changes and even though he has tools for mechanic, only minor repairs will be performed on site. Dave Ward will do repairs and Johnny's B.S. will do body work. Engine washes will be done at Jay Car Wash. (6:55) Caroline Murray (20B) was not notified as an abutter as she was not yet on the tax maps and does not directly abutt this lot. Kay King is concerned about having a used car lot or junkyard next to her new house. Mr. Castonguay says he would not allow the storage of junk cars on his property. Rod pointed out that the board must work with the information on our

tax maps unless we have a survey. It was determined that the buildings are on lot 18 not 18A and that no brook was shown on the maps or considered to be at risk from this plan. (hearing closed 7:24). Nancy moved, Guy 2nd to approve (all for).

D. Guy Palmieri, pre app for seedling-nursery @ 182 Foundary Rd., M13 L 14. Postponed.

Old (unfinished) Business:

C. Jeff Rutland and Melanie Mulherin, assistant director Camp Goodnews on County Rd and Jug Hill Rd at M 7 L 58,60,69,70,72 to discuss if a site plan review is needed for the campground or for reconstruction of the Nichol's house for the program director, Roger Labbe, who will live there. Rod pointed out that there was no permit needed for the work on the house as it predates the ordinance. The board sees no need to do a site plan review on the campground as the use of the added structures on the newer lots has not changed. (7:37)

Other Business:

A. Ken Jacques - update on "Property Maintenance Code". Ken presented his draft of "Ordinance Regulating Land Use, Mobile Homes, and House Trailers" to replace the "Building Lots Standards Ordinance". The main change in his proposal was in Art V - "Minimum Mobile Home Standards" to try to address the placing of trailers on lots such as ones where fire has destroyed the original conventional structure. A copy is being sent to John Maloney for comment. A Public Hearing will be held for the proposed "Land Use Ordinance" on April 16th

Adjournment: Nancy moved, Elicia 2nd to adjourn (all for) 8:26 PM