

**TOWN OF LIVERMORE FALLS
PLANNING BOARD REGULAR/SPECIAL MEETING
AGENDA FOR**

April 6, 2005

1. **CALL MEETING TO ORDER**
2. **MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS** & February 2,
3. **NEW BUSINESS**
 - A. Peter Bean (Mega Discount Inc.) Retail Store
Selling gifts, toys, tools, with an arcade + small area
for making sandwiches etc.
 - B. Charles Barker (addition onto Pikes Corner Oasis)
 - C. Public Hearing on all proposed ordinance
changes. Approximate time it will start
6:45pm - 7pm.
4. **OLD (UNFINISHED) BUSINESS**
 - A. Signing of Jason Woods permit.
 - B. _____
 - C. _____
 - D. _____
5. **OTHER BUSINESS**
 - A. Proposed Change to Planning Board
By-Laws to have not only 7 members,
but 2 alternates as well.
 - B. Review of proposed changes to the
existing Building Lots Standards Ordinance.
 - C. Review of proposed Building Notification Ordina
 - D. Discussion of fees to be placed in a separate
account.
6. **PUBLIC PARTICIPATION**
7. **ADJOURNMENT**

***Town of Livermore Falls
Planning Board Meeting
April 6, 2005
Livermore Falls Town Office***

MEMBERS PRESENT: Guy Palmieri, Nancy McManemon, Fran Szostek, Veronica and Elecia Pillsbury, and Stephen Deschesne.

OTHERS PRESENT: Please see the sign-in sheet for other participants.

At 6:00 p.m. Guy opened the Planning Board meeting. Nancy/Veronica made a motion to approve the minutes of February 2, 2005 (vote 6-0-0). Nancy/Stephen made a motion to amend the minutes of March 9, 2005 to include that the site visit scheduled was canceled due to the weather conditions (vote 6-0-0).

The first applicant was Peter Bean. Peter would like to open a Mega Discount Store. The store would have a small arcade for kids and he would like to eventually sell some food. After reviewing the application under Section 3BII change of use of an existing structure, the Planning Board felt that all of the review criteria had been met. Nancy/Elecia made a motion to find the application complete (vote 6-0-0). The code enforcement officer stated that the building was within the floodplain and Peter had filled out the application for a floodplain permit, which the code enforcement officer would approve if the Planning Board approved his request for a permit for the store. Motion to grant the permit pending all applicable state and federal permits are acquired Veronica/Nancy (vote 6-0-0).

The second application reviewed was for Charles Barker. He is proposing an expansion of his existing business "Pikes Corner Oasis". The space would be utilized for a walk-in cooler, office space, and walking space. The code enforcement officer stated that one abutter called with some concerns regarding lighting, noise, and garbage. He stated that by no means is he against the expansion as long as it does not turn into a mega complex where diesel trucks run all-night and additional lighting effects the neighbors. He stated that trash has been a problem, but he understands that Charlie can not control what people do with their wrappers when they are done eating, however if he could have employees occasionally go outside to pick some of it up it would help. After reviewing the application a motion was made by Elecia/Stephen to find the application complete (vote 6-0-0). Motion to grant the permit with the condition that all state permits are acquired Veronica/Guy (vote 6-0-0).

Guy opened the public hearing for the proposed ordinance changes to the existing Building Lots Standards Ordinance and the proposed "Building Notification Ordinance" at 6:45 p.m. First we reviewed the proposed "Building Notification Ordinance". Some changes were made to the language to make it easier to understand and some grammatical errors were corrected. A motion was made by Guy/Veronica to send amended draft to the Board of Selectmen for review (vote 6-0-0).

The Planning Board then reviewed the proposed amendments to the building lot standards. A couple of citizens from the town asked why it was necessary for back lots to have 50' right-of-way. The code enforcement officer stated that with the existing regulations all lots must have either 100 or 150 feet of road frontage depending where they are located. In Livermore Falls most of the front lots have been developed making it difficult to find buildable lots. It is also necessary for emergency vehicles. There were no other major concerns with the proposed amendments. Motion made by Nancy/Fran to send this ordinance to the Board of Selectmen (vote 6-0-0).

The next issue addressed was the need for two alternates on the Planning Board. The Planning Board By-laws state that the Planning Board can make a majority vote to amend the by-laws, but the Planning Board Ordinance states it must be voted on at town meeting. A motion was made by Nancy/Fran to have the Board of Selectmen place this on a warrant for town meeting (vote 6-0-0).

The last issue addressed was the signing of Jason Wards application from a previous meeting. Motion to adjourn Guy/Veronica (vote 6-0-0) 8:00 p.m.