

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

May 4, 2005

1. CALL MEETING TO ORDER
2. MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS
3. NEW BUSINESS
 - A. John Ross (Bought "Curves Building" + is proposing business + residential use.
 - B. Discussion with Bill Eames regarding motor repair shop at his residence.
 - C. Discussion with April Pringle regarding future plans for Joseph Revell's hot dog stand.
 - D. Public Hearing on Traffic Planning Study 6:30 p.m.
4. OLD (UNFINISHED) BUSINESS
 - A. _____
 - B. _____
 - C. _____
 - D. _____
5. OTHER BUSINESS
 - A. Possible amendment to "Building Lot Standards Ordinance" regarding mobile homes in "Village Area".
 - B. _____
 - C. _____
6. PUBLIC PARTICIPATION
7. ADJOURNMENT



*Town of Livermore Falls
Planning Board Meeting
May 4, 2005
Livermore Falls Town Office*

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

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

At 6:05 p.m. Veronica/Elecia made a motion to open the Planning Board meeting. Elecia/Nancy made a motion to approve the minutes of April 6, 2005 (vote 7-0-0).

The first item on the agenda was discussion with Bill Eames regarding a proposed motor repair shop he would like to open at his residents off from the Campground Road. The code enforcement officer stated that Bill was not able to make the meeting, however, he would like input on what would be required for him to build and operate a motor repair shop. The code enforcement officer stated that there were floodplain and wetland issues. The proposed building would only be approximately 55' away from the wetland that is associated with School House Pond and the flood plain is too close to determine whether he is in or out of it. The Planning Board felt that Mr. Eames needed to obtain permits from the state first and then he would need to come in for site plan review. Another concern is that there is an aquifer that follows along the road that would be very highly susceptible to contaminants.

The second item on the agenda was an application for John Ross who just bought the old school building (A.K.A. as the "Curves Building"), from Traci Hollingdale. He would like to transfer her permit for the 13 spaces and parking lot repairs and continue to operate a women's gym. This gym would not be associated with "Curves". Later he would like to place residential units on the third floor, however, he will address this issue at a later date. Nancy asked what he would be utilizing for equipment in the gym and he stated he would be purchasing all new equipment. After reviewing the application the Planning Board felt that all of the review criteria had been met. Rod/Nancy made a motion to find the application complete (vote 7-0-0). Rod/Stephen made a motion to grant the permit seeing that there is no change of use, and pending all-applicable state and federal permits that may be required (vote 7-0-0).

The last applicant listed was April Pringle who came in for information regarding the "Sergeant Peppers Hot-dog Stand". She has a potential buyer who is interested in the business but would like to have a canopy behind the stand for people to sit at. The canopy would be portable, but would provide shelter for customers. She asked if Planning Board what would be required to do this and do they have any information regarding the business that may be helpful. The Planning Board stated that the original applicant who proposed the hot-dog, as they stand understood it was going to build a gazebo and the hot-dog stand would be portable. Instead a small rectangular building with blue siding was placed on the lot. The Planning Board stated that this however, had nothing to do with any potential buyers. April asked the Planning Board if there was Town water and sewer on location. The Planning Board asked the code enforcement officer what was utilized for wastewater. The code enforcement officer stated that the permit had been issued prior to her being hired. Alan Gove, the town manager, spoke up and stated that it is a carry-in and carry-out operation at this time, however, Town water and sewer could be hooked up at the cost of the owner. The water at this time is provided by with a hose that hooks to a tank behind the building. Alan stated that everything at this time is to state code to his knowledge, but he would have concerns about seating because that may change the requirements. This would be something the potential new owner would want to investigate. April thanked the Planning Board for taking the time to discuss this matter.

Guy opened the public hearing for discussion on the Traffic Planning Study. Joan Walton, from AVCOG transportation study committee staff, attended the meeting to help us identify some of the problem areas around town. She started off by asking what are some of the trouble areas around the town that affect the traffic the most? The most common answers were the intersection of Bridge Street and Main Street (the

corner is very sharp and it is hard for tractor trailers to maneuver the corner in both directions), the corner by the Chuckwagon Restaurant (the corner is very sharp and it is hard for tractor trailers to maneuver the corner in both directions and to top it all off there is very poor visibility there), the corner by Warebutler (again is very sharp), the train track crosses two places on the same stretch of road which can strand traffic and emergency vehicles in-between, truck traffic in general, and the speed limit.

Before we started brain-storming ideas on how to fix the problems Joan stated that M.D.O.T. (Maine Department of Transportation) is currently researching and developing ways to address the issues with the intersection of Bridge and Main street. Other suggestions to the problems included re-routing truck traffic onto other roads, re-routing the main highway another direction (this raised concerns with businesses because then the traffic would not need to come down town therefore affecting the amount of business within the town), moving the white stop lines on the road further back so trucks have more room to maneuver around the corner of Bridge and Main street (there could be a problem because the lights may have a sensor under the existing white lines), reduce the speed limit, place stop signs by Chuckwagon. There was a good turnout and good discussion regarding these matters and Joan will bring them back to AVCOG and discuss them with M.D.O.T. to try to find ways to address these issues in the best possible way. The public hearing was closed at 8 p.m.

The last item discussed was a possible amendment to the "Building Lot Standards Ordinance" regarding mobile homes. When the amendment was passed describing the "village area" there was no map that was approved with the warrant. At the next town meeting there will need to be a warrant with the map showing the "village area". It was unable to be placed on a warrant for the June 2005 meeting due to lack of time for a public hearing. Motion to adjourn the meeting Guy/Rod (vote 6-0-0 one Planning Board member left the meeting before this was discussed).