

Town of Livermore Falls
Planning Board Meeting
May 5, 2004
Livermore Falls Town Office

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

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

At 6:07 p.m. Guy called the meeting to order. The first business item was to accept the minutes of April 7, 2004. Motion to accept the minutes with the correction that Elecia Pillsbury's name be removed from the attendance list Veronica/Nancy (vote 4-0-1 Rod abstained). The Planning Board members reviewed the minutes of March 24, 2004, motion to accept the minutes as written Rod/Nancy (vote 5-0-0).

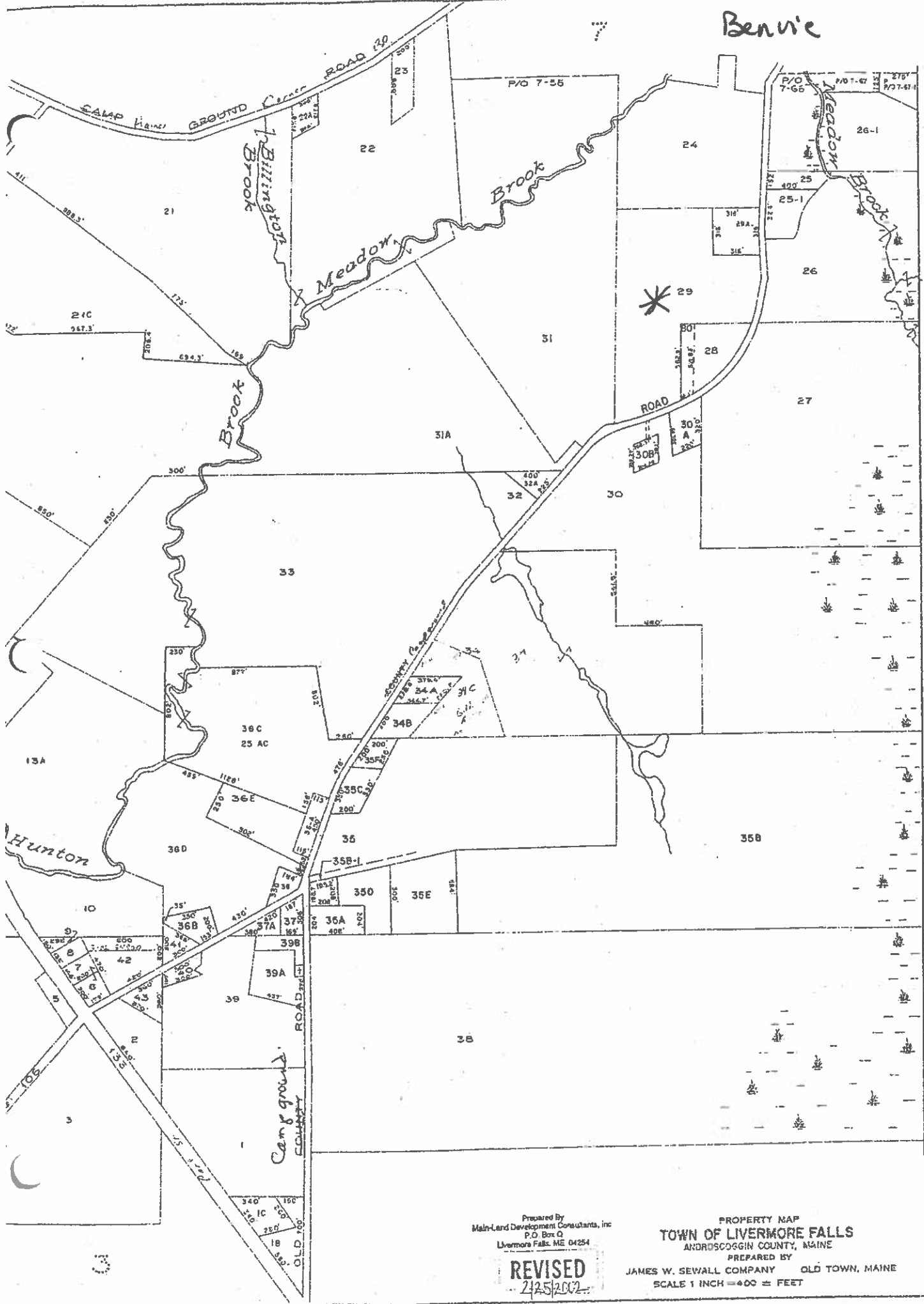
The code enforcement officer gave the Planning Board members information on the first application submitted by Ron Benvie. Mr. Benvie had been approved for a subdivision several years ago. Mr. Benvie is now trying to sell the property, however, his ex-wife's name is on the plan. The lawyers felt it would be better if the Planning Board would resign the new plan without her name on it. There are no proposed changes to the original plan so the Planning Board did not feel that it needed any more review. Rod/Guy made a motion to sign the new plan pending legal documentation that the subdivision was registered in the registry of deeds and that he is the owner (vote 6-0-0).

Due to lack of public present at the meeting Rod/Veronica made a motion to move onto the next application and then hold the public hearing (vote 6-0-0). The next application was submitted by Randy Ryder. He is proposing to open a massage therapy business in the "Curves Building", owned by Traci Hollingdale. Mr. Ryder is currently enrolled in college, and he will be graduating in June so he would like to have things ready so he can begin working as soon as possible. The business would utilize the same door as "Curves" and would have its own restroom. The code enforcement officer explained to the Planning Board that this would be the third business in one building, and subdivision rules may come in to play. The code enforcement officer stated that the owner of the building had been contacted and is willing to come in to discuss her plans for the building. Rod/Veronica made a motion to grant the permit to Mr. Ryder with the conditions that all applicable state/federal permits shall be acquired, and his permit is pending subdivision approval of the building that he is proposing to move into (vote 6-0-0). The Planning Board requested the code enforcement officer to post a public hearing for the next meeting for Traci.

The Chairman of the Planning Board opened the public hearing at 6:30 p.m. on the proposed ordinances. The first proposed ordinance discussed was the "Building Notification Ordinance". The changes to this ordinance will be as follows: 1. Somewhere in the ordinance it should say that the approved notification should be on site. 2. Under the fine section it must be clarified what standard(s) are being utilized for determining who pays \$100 and who pays \$2,500. 3. It needs to be in the ordinance that the Notification Forms are nontransferable. Motion made by Rod/Stephen to send this ordinance back to the Board of Selectmen with the corrections.

The Planning Board reviewed the proposed Pawn Brokers Ordinance. The Planning Board felt that each line of the ordinance should reference the State Title Law it referred to. Motion to send this ordinance to the Board of Selectmen with the corrections Rod/Guy (vote 6-0-0). Motion to close the public hearing Veronica/Guy (vote 6-0-0) time 7:14 p.m. Motion made by Nancyh/Veronica to close the meeting (vote 6-0-0). Meeting closed at 7:35 p.m.

Bennie



F A Y E T T E

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PROPERTY MAP
TOWN OF LIVERMORE FALLS
ANDROSCOGGIN COUNTY, MAINE

PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 400 = FEET

REVISED
2/25/2002