Town of Livermore Falls Planning Board
Agenda
Thursday, May 6, 2010
6:00 P.M Planning Board Room,
Livermore Falls Town Office
2 Main Street Livermore Falls, ME 04254

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1. Call to Order

2. Consideration of minutes from meeting held March 4, 2010

3. New Business A. Maine Coast Book Auctions

4. Old Business A. Waste Water Ordinance Discussion
   B. Parking Ordinance Discussion

5. CEO Report

6. Other Business

   A. Public Participation – Opportunity for those who have not requested Planning Board Review to speak. Planning Board members reserve the right not to act on requests until the next Planning Board meeting.

7. Adjournment

Town of Livermore Falls
Planning Board Meeting Minutes
May 6, 2010

Members Present: Guy Palmieri, Mellette Pepin, Scott Roberts, Elecia Pillsbury, Fran Szostek

Meeting called to order by Guy Palmieri at 6:11 p.m.

Old Business

Waste Water / Parking Ordinance Discussion – James Chaousis stated to the Board that the Waste Water Ordinance has come up because there was some question about the process used to adopt it. This new process will make sure that it is properly adopted so the Town can enforce it. The Parking Ordinance has come up because the current one will expire in June. Scott informed Jim that the ordinances were put in front of the Board with little notice and without adequate information for the Board to review. The Board asked Jim questions pertaining to the Waste Water Ordinance regarding the savings the Town will realize and costs that will burden the homeowners. Jim was also asked how many of these were done last year and how much did it cost. Jim said one was done that cost about $15,000. The Board stated that this appears to have been done because of the deficit and has been thrown at the homeowner. Scott asked how the system works, is the homeowner given the cost before starting or after the project is done? Mellette asked where the money the town residents pay every 3 months goes? Jim replied that the Sewer Dept has loans that need to be paid and stated that he oversees the finances of that department. Mellette asked if there are going to be any improvements to the sewer to help avoid problems for homeowners. Jim said there was nothing planned. Jim then asked the Board to make a recommendation on this matter. The Board agreed to draft a letter to the Board of Selectmen with their recommendation on this ordinance due to the potential for very expensive repairs if a homeowner was to have a problem.

Jim began discussing the Parking Ordinance. He said the new ordinance is a result of taking what was in place and making some changes. Guy asked Mellette for her opinion. Mellette said that the new signs have helped and that overall things seem better, although they have had to have a couple of cars towed. Jim said that some businesses have asked for better signs and better enforcement. Scott stated that this was also given to the Board without notice or information. Scott asked why we need the ordinance and why can't the Town put up signs and enforce them? He said he feels the ordinance is overdone. Scott said that everything that has been done in the past has been wrong so let's change this and get it right. The Board agreed to include their comments on the Parking Ordinance in the letter to the Selectmen. Elecia stated that the letter should be put in the Advertiser to make the public aware of what's going on. Scott recommended tabling the Parking Ordinance Discussion until the next meeting so the members had time to review the ordinance.

Guy mm for the Planning Board to recommend voting no on Article 39 at the Annual Town Meeting. Fran s. (5-0)

Scott mm to accept the minutes from March 4, 2010. Mellette s. (5-0)

Old Business

Maine Coast Book Auctions – Scott mm to accept the application as complete. Fran s. (5-0)
Scott mm to approve the application. Guy s.(5-0)

CEO Report – Rob Overton, the Code Enforcement Officer, updated the Board on the Dangerous Building matter at 1 Birch Street. He then informed the Board that he had sent enforcement letters to 15 property owners ordering them to clean up junk and unregistered vehicles.

Other Business – Lori Peltier of S&L Foods asked the Board for their thoughts on what would be required to allow her to operate a mobile food vendor in the Town of Livermore Falls. Guy stated that she needs to submit an application as all businesses are required to do. Scott said that the Board would have to consider where she would be operating and vote, for example, on whether she could operate on a sidewalk as that could create problems. Elecia stated that property owners need to be notified that this will be taking place. Ms. Peltier said she would submit the application for the next meeting.

Scott mm to adjourn @ 6:57 pm. Elecia s. (5-0)

To: Planning Board - Livermore Falls February 25, 2010

RE: New Business 1 Depot St Suite C

I am a licensed auctioneer and have been operating a small auction specializing in rare and collectible books in Topsham, Maine for many years. I also have been operating an internet business in Livermore from my home, also marketing used books and this "new" business is simply an expansion of that.
Because we intend to take over currently unused office space already fully operational, adding only a couple pieces of furniture and a computer connected to the internet I don't anticipate any impact on town services. A few part time employees will use the office computer to list the books on eBay. No retail sales will be conducted at the site, and the building has off street parking. Any trash generated will be removed to the Livermore Transfer Station. There is a shared restroom in the building which might be used by employees. I include a Site Planning application, however since this is not a new construction and no changes to the building are anticipated it does not contain much information for you. If you do need further information I can be contacted at 897-5471 or 713-4295.

Sincerely,

Steven M. Roberts
10 Lincoln St
Livermore, ME 04253
Maine Coast Book Auctions
Lic #1322

TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: Maine Coast Book Auctions

Applicant Information:

1. Name of Applicant: STEVEN ROBERTS
   Address: 10 LINCOLN ST
   LIVERMORE, ME 04253
   Telephone: 897-5471 CELL - 713-4295

2. Name of Property Owner: Richard J Gaillargeon
   Address: 374 Hardscrabble RD
   No. Monmouth ME 04265
   Telephone: 7540638

3. Name of Applicant's Authorized Agent: _____
   Address: _____
   Telephone: _____

NOTE: The applicant shall provide a letter to the Planning Board granting the authority of the agent to act on behalf of the applicant.

4. Name of person and address to which all correspondence regarding this application should be sent to:

STEVEN ROBERTS
10 LINCOLN ST
LIVERMORE, ME 04253

5. What legal interest does the applicant have in the property to be developed (ownership, option, purchase and sales contract, other)? Attach evidence of interest.

RENTAL

6. Number of employees? 3-4

7. Does the applicant reside on the property? _____ yes _X_ no

8. Nature of project. Please describe the nature of the proposed project including total floor area, type of materials/products to be handled, hours of operation and other information to familiarize the Board with your application. (Attach additional pages if necessary)

ONLINE USED BOOK AUCTION

WE WILL BE RENTING OFFICE SPACE AT 1 DEPOT ST - SUITE C USING COMPUTER + INTERNET TO SELL USED BOOKS. NO RETAIL SALES AT THE LOCATION. NO TRASH GENERATED, NO WATER OR SEWER USAGE - EXCEPT FOR THE EXISTING RESTROOM SHARED IN THE BUILDING. 3 OR 4 PART TIME EMPLOYEES WORKING 10-15 HRS EACH PER WEEK

Land Information

9. Location of property
   from Maps Map _____ Lot _____
   from Registry Book _____ Page _____

10. Acreage of parcel _____

11. Acreage of developed area _____

12. Is any portion of the property within 250 feet of the high water mark of any pond, river, stream or wetland? _____ yes _____ no

13. Is any portion of the property within a special flood hazard area as defined by the Town of Livermore Falls Flood Hazard maps?
_____ yes _____ no

Development Information

14. State below the anticipated impacts, including any public costs to serve the project, as proposed in the application, on the following municipal facilities and services. Attach additional pages if necessary.

Sewage Disposal _____ Water Supply _____
Roads/Parking _____ Solid Waste _____
Storm Water/Drainage _____ Other _____

15. Gross floor area to be developed _____

16. Percentage of lot to be covered by structures and parking: _____

17. Number of parking spaces: _____

18. Describe how the landscape will be preserved and/or enhanced and how the proposed use will fit in with the neighboring area.

_____
_____
_____
_____
_____

19. Describe the provisions for emergency vehicle access to the project.

_____
_____
_____
_____
_____

20. Describe the provisions to be made for drainage of the project site.

_____
_____
_____
_____
_____

21. Describe the amount of water required for the project and how it will be obtained.

_____
_____
_____
_____
_____

22. Describe the proposed erosion and sedimentation control methods to be employed during construction and maintenance of the proposed project.

None

23. Describe the method of sewage disposal.

public

Additional Submissions

Based on the nature of the proposed project the Planning Board may require a traffic engineering study and/or performance guarantee.

The application must be accompanied with the following:

1. A development plan drawn at scale of not less than 1 inch equals 100 feet indicating the nature of the project.

2. A location map to show the relationship of the proposed development to the surrounding area.
3. Abutter notification. Abutters include property owners across the street.

To the best of my knowledge all information submitted in this application is true and correct.

Signature of Applicant or Agent

2/24/10
Date

NOTE: This application form provides the Planning Board with general information. Applicants are encouraged to review the Site Plan Review Ordinance Town of Livermore Falls for additional information.

NAME OF APPLICANT: STEVEN ROBERTS

ADDRESS OF APPLICANT: 10 LINCOLN ST
LIVERMORE, ME 04253

NAME OF OWNER:

NAME OF PROPOSED DEVELOPMENT:

PLANNING BOARD SIGNATURES

08. 02. 2010
DATE

Chairperson

CONDITIONS