



Town of Livermore Falls
CODE ENFORCEMENT OFFICE
2 MAIN STREET
LIVERMORE FALLS, MAINE 04254
Tel. 207-897-4427

Town of Livermore Falls
Planning Board Meeting
June 18, 2003
Livermore Falls Municipal Building

MEMBERS PRESENT: Guy Palmieri, Elecia Pillsbury, Veronica Pillsbury, Diane Dahl, Rod Wright, and Nancy McManemon.

OTHERS PRESENT: Brenda Medcoff, CEO. Please see sign-in sheet for other participants.

At 6:04 p.m. Guy called the meeting to order. The code enforcement officer gave the Planning Board members the minutes of May 21, 2003 for review. Guy asked that article 2 under old business be changed in the minutes. The minutes stated "2) Downtown Planning- it was unclear to the board what action was required." The Planning Board wanted it changed to read that they felt that the Downtown Planning was in harmony with the comprehensive plan. The last name Pillsbury was also incorrectly spelled. Motion to amend the minutes as written Veronica/Nancy (vote 5-0-1 Rod abstained).

The first applicant was William Sullivan. He was requesting a NAPA auto parts store next to Chuckwagon. It will be going into the same building the shopping market was in. Elecia asked if the store was moving from its existing location to this one, or if this would be an additional store. Mr. Sullivan stated that the other store would remain open, but they would like to have this store to sell parts. Diane asked if there would be a problem with parking. Mr. Sullivan stated that there is more than enough parking because they usually only have 6-8 cars at one time. Rod/Nancy made a motion to find the application complete (vote 6-0-0). A motion to grant the permit was made by Rod/Nancy (vote 6-0-0).

The next application was Armand Madore. He is proposing a residential home and rehabilitation center for 12 children ages 6 to 12 years of age. The children will reside there, and receive counseling and education for at least 3 to 6 months. These children have been abused, neglected, and need assistance to prepare them for foster care and adoption. This would take place in the old Parkview Nursing & Rehabilitation Center building.

They gave a presentation about the business and what it hopes to accomplish. They hope it will stimulate the economy by providing jobs, and help area businesses by purchasing materials that are need to operate the business. Services that they will be providing include a safe environment for the children, nurturing, health care, counseling, and education for the children. They hope to help families by improving communication skills, parenting skills, interpersonal skills, and responsibility and accountability skills. The goals they have for the children and their families are to support them through a challenging time in their lives, help them communicate, help them so they can be healthy, productive individuals, and reunite them.

Several concerned citizens spoke out against the business stating that a similar clinic had emotionally damaged their children and grandchildren worse than they had been when they first went there. Guy explained that this was not a public hearing, but one would be held at the next Planning Board Meeting. There was a group of people who felt they were abutters and were not notified. The code enforcement officer reviewed the procedures with them and explained who would be an abutter by the law. Some of the people still felt they were abutters, the code enforcement officer had the citizens write down their names and addresses. The code enforcement officer will check the records again to verify if they are abutters. If they are, then the names will be given to Mr. Madore so he can notify them. The code enforcement officer stated that they should purchase the local newspaper for further notification.

Focus
Nancy asked if there would be any fencing. Mr. Madore stated that there would be some fencing. A concerned citizen asked if there were any other facilities such as this they could tore? Mr. Madore replied that he did not own another facility, but there is a similar program in Woodstock that could be observed. It was suggested that local police and EMS departments be questioned about any problems that have occurred in the past. Veronica asked if counseling services would be in-house or if outside help would be obtained? Mr. Madore stated that sometimes they would ask for help from area counselors. There will be 100% supervision at all times. During the day there will be 2 employees to one child, and in the evening there will be 3 employees to one child.

Diane asked what happens to a child if in 3-6 months they are not placed in foster care or adopted? Mr. Madore stated that they would ideally like to get them placed within this time period, but if they could not then they would work with the child until they are placed in foster care or adopted. Rod asked if the application should state that it would only be boys treated at this facility? Mr. Madore stated that the state does not always grant your request. He would prefer to treat just boys, but would like to leave it open in case the state requires him to treat girls too. In that case they would be kept separate. Motion made by Veronica/Diane to table this matter until the next Planning Board meeting on July 16, 2003 when a public hearing will be held. The code enforcement officer will try to reserve the library for the next meeting (vote 5-0-1 Elecia did not vote). There will be a site visit held on Tuesday, July 15, 2003, at 5:15 p.m.; we will meet at the town office. Motion to adjourn Veronica/Guy (vote 6-0-0) 8:40 p.m.

\$25
Pd 5-10-03

TOWN OF LIVERMORE FALLS
APPLICATION FOR SITE PLAN REVIEW

Project Name: LIVERMORE FALLS NAPA

Applicant Information:

1. Name of Applicant: WILLIAM SULLIVAN
Address: 351 TURNER RD
BUCKFIELD ME 04220

Telephone No. 336-2419

2. Name of Property Owner: NORM PARADIS
Address: 2 DEPOT ST
LIVERMORE FLS, ME 04254

Telephone No. 897-4259

3. Name of applicant's authorized agent: _____
Address _____

Telephone No. _____

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:
WILLIAM SULLIVAN
P.O. BOX 141
BUCKFIELD ME 04220

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)

Leasing the property pending P.B. approval.

6. Number of Employees? 3 Does the applicant Reside on the Property? Yes No
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)

AUTO PARTS STORE, + a - 2900 SQ FT
AUTO PARTS + LUBRICANTS, HOURS - 7:30 - 5:00 M - F
7:30 - 12:00 SAT.

Land Information

7. Location of property:
 - from Maps Map 18
Lot 87
 - from Registry of Deeds Book _____
Page _____
- _____ Former Owner
 _____ Current Owner
8. Acreage of parcel _____
9. Acreage of developed area _____
10. Is any portion of the property within 250 feet of the high water mark of any pond, river, stream or wetland?
 ___yes Xno
11. Is any portion of the property within a special flood hazard area as defined by the Town of Livermore Falls Flood Hazard maps?
 ___yes Xno

Development Information

12. 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	<u>Town</u>	Water Supply	<u>Town</u>
Roads/Parking	<u>existing</u>	Solid Waste	<u>NA</u>
Storm Water/Drainage	<u>existing</u>	Other	_____

13. Gross floor area or area to be developed: existing but 2900 will be used as part store.

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

15. Number of parking spaces: existing

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

There are no landscape changes proposed.

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

Existing

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

N/A

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

1/2 bath used only by employees. Not a lot of water consumption. It is town water.

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

N/A

21. Describe the method of sewage disposal

Town

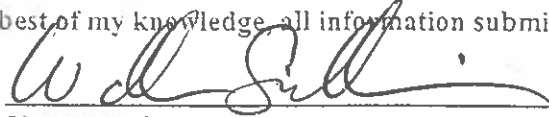
Additional Submissions

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 a 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.

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



Signature of Applicant or Agent

6/10/03

Date

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

