



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 19, 2002
Livermore Falls Municipal Building

Meeting called to order by Guy Palmieri, Chairman, @ 6:02 p.m.

MEMBERS PRESENT: Guy Palmieri, Nancy McManemon, Veronica Pillsbury, Elecia Pillsbury, Lorraine Barney, and Christine Pelletier.

On a motion from Veronica and a second by Christine the meeting was opened. On a motion made by Nancy and a second from Lorraine, the minutes of May 15, 2002 were accepted (vote 5-0-1. Christine abstained because she did not attend the last meeting).

OTHERS PRESENT: Brenda Medcoff, CEO, Please refer to the sign-in sheet recorded in the Planning Board Minute book.

Guy, the Planning Board Chairman, asked the code enforcement officer if the first item on the agenda, Mark Shutty for a metal working shop, was a pre-application or a full review. The code enforcement officer stated that because of the low impact and location of the business, that there was no need for a pre-application and that he was here if the Planning Board had any questions. At that time the chairman opened up the application for discussion.

Veronica asked what kind of waste would be produced by the business. Mr. Shutty explained that there would be very little waste because everything was recyclable. The water he would not dump he would keep adding as the water evaporated. Also, because it is just him that will be doing work, this will minimize the waste.

Nancy asked Mr. Shutty if he would have a forge? He replied yes, and Nancy then asked what he would do with the ashes produced by it. Mr. Shutty would place them in his garden. Because the fire burns so hot there is little waste produced. The Planning Board asked him if he could create some sort of screen to sift the particles out of the ash. He stated yes, he could do that.

There will be no sign at this time. This job is only going to be part time and he does not wish to recruit many customers. On a motion by Nancy and a second by Veronica the application was approved under 3B2 (vote 6-0-0).

The second item on the agenda was Alliance Energy, whom bought the old Mobile gas station. Don Chalmers from Alliance Energy assured the Planning Board that the business would remain the same, but the name of the store would change within 2 to 3 years because of the contract. A motion made to accept the application under 3A 3 by Elecia and a second from Nancy (vote 6-0-0).

Under other business the code enforcement officer told the members who needed to be re-appointed to contact Alan and let him know if they wanted to be re-appointed or not. Christine said she would rather not be re-appointed, but the rest of the members did want to be re-appointed.

The code enforcement officer discussed a bike/walk path with the Planning Board to see how they felt. The majority of the board felt that the roads needed to be repaired from the construction of the water line first before any further construction began.

Gary Bartlett came in to represent Androscoggin Head Start and Child Care. They are looking to place a head start in the part of the old Cole-Haan Manufacturing Building, and Mr. Bartlett wanted to know the proper process to go through. Some of the Planning Board members had concerns about the safety of the children with the other businesses in the area. Mr. Bartlett explained that they would be utilizing one part of the building and the trucks would not be allowed to enter that area, and it would be all fenced off. The building will be checked for contaminants, fire safety, and all doors leading to the warehouse part of the building will be blocked off and become part of a wall.

After these issues were discussed the Planning Board decided it would be best to have a public hearing at the next meeting. They did discuss a special meeting, but were unable to come up with a quorum so it was decided it would be best to have it at the next meeting after the application was reviewed. Motion to hold a public hearing at the next meeting made by Veronica and a second from Elecia (vote 6-0-0).

The Planning Board discussed adding an amendment "F" to the Moose Hill Pond Water Quality Ordinance. This amendment would read something like as follows:

"The pumping/drafting or removal of water ^{from} Moose Hill Pond is not allowed without prior consent by the Water District Staff".

The reason for this amendment would be so the staff could control the use of the water supply and check the hoses for foreign debris before they are used in the drinking water supply.

Motion from Nancy and a second from Lorraine to close the Planning Board Meeting of June 19, 2002 (vote 6-0-0).

20/173
will be owned by
Snowflake Canning Co

APPLICATION FOR SITE PLAN REVIEW

Project Name: ALLIANCE ENERGY - 57 Main Street, Livermore Falls

Applicant Information:

1. Name of Applicant: ALLIANCE ENERGY CORP.
Address: 14 Depot Road
Kennebunk, ME • 04043

Telephone No: (207) 985-5589

2. Name of Property Owner: SAME
Address: _____

Telephone No. SAME

3. Name of applicant's authorized agent: Lawrence R. Clough and Donald Chalmers
Address: PO Box 15060 Alliance Energy Corp.
Portland, ME 04112-5060 14 Depot Road, Kennebunk
Maine 04043

Telephone No. (207) 874-6700

4. Name of person and address to which all correspondence regarding this application should be sent to:
c/o Lawrence R. Clough and Donald Chalmers
PO Box 15060 Alliance Energy Corp.
Portland, ME 04112-5060 14 Depot Road, Kennebunk
Maine 04043

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

Owner - Copy of deed attached as recorded in the Androscoggin County Registry
of Deeds in Book 4847, Page 87.

6. 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)

Existing gas station-Convenience Store

Land Information

- 7. Location of property:
 - from Maps Map 20
 - Lot 173
 - from Registry of Deeds Book 4847
 - Page 87
- 8. Acreage of parcel: 0.6118 (26,650 sq. ft)
- 9. Acreage of developed 0.3053 (13,300+/- sq. ft) Structures and pavement.
- 10. Is any portion of the property within 250 feet of the high water mark of any pond, river, stream or wetland?

 ___yes X no
- 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 X no
- 12. State below the estimated cost of the project, as proposed in the application, and itemize major categories including estimates costs of activities to minimize or preventing adverse effects on the surrounding environment during construction and/or operation of the project. Already Developed.

Legal	_____	Water Supply	_____
Sewage Disposal	_____	Landscaping	_____
Roads/Parking	_____	Erosion	_____
Storm Water	_____	Other	_____
Structures	_____	TOTAL	<u>0.00</u>

Attach a statement as how you plan to finance the project.

Development Information

- 13. Gross floor area or area to be developed: No new area to be developed.
- 14. Percentage of lot to be covered by structures and parking: _____
- 15. Method of infrastructure:
 - a. water supply _____
 - b. sewage disposal _____
 - c. fire protection _____
 - d. electricity _____
 - e. solid waste disposal _____
- 16. Number of parking spaces: _____

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

NOT APPLICABLE.

The application must be accompanied with the following.

- a. A development plan drawn at a scale of not less than 1 inch equals 50 feet indicating the nature of the project.
- b. 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. This application is submitted without prejudice to the issue of whether there is jurisdiction under the Site Plan Review Ordinance, Section III(B) due to the lack of any new or changed buildings, structures, or uses.

[Signature]
Signature of Applicant or Agent

June 6, 2002
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.*

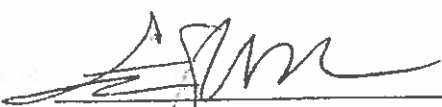


QUITCLAIM DEED WITH COVENANT

SNOW FLAKE CANNING COMPANY, a Maine corporation and DOWNEAST ENERGY CORP., a Maine corporation formerly known as "Down East Energy Corp." joining in this deed as grantor, both with a place of business in Brunswick, Maine, for consideration paid, hereby GRANT to ALLIANCE ENERGY CORP., a Massachusetts corporation having a mailing address of 800 South Street, P.O. Box 9161, Waltham, MA 02454-9161 with QUITCLAIM COVENANTS, those certain lots or parcels of land, with the buildings, fixtures and improvements thereon located in the Town of Livermore Falls, County of Androscoggin and State of Maine, more particularly bounded and described in the attached Schedule A, subject to those matters set forth in Schedule B attached hereto.

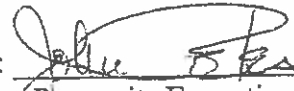
MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS our hands and seals as of December 1, 2001.



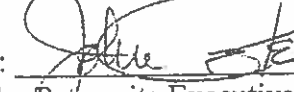
Witness

SNOW FLAKE CANNING COMPANY

by: 

John Peters, its Executive Vice President

DOWNEAST ENERGY CORP.

by: 

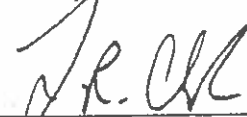
John Peters, its Executive Vice President

State of Maine
County of Cumberland, ss

December 1, 2001

Then personally appeared before me the above named John Peters in his said capacities and acknowledged the foregoing to be his free act and deed and the free act and deed of said corporations.

Before me,



Notary Public/Attorney at Law
Name: Lawrence R. Clough

SCHEDULE A
Livermore Falls, Maine

A certain lot or parcel of land with the buildings and improvements located thereon in the Town of Livermore Falls, County of Androscoggin and State of Maine located on the easterly side of Main Street (Route 4), and more particularly bounded and described as follows.

Beginning at a point at the intersection of the easterly side of Main Street with the southerly side of Millet Street;

Thence running South 13° 27' 29" East along the easterly side of said Main Street a distance of 101.36 feet to a point and land now or formerly of VSH Realty;

Thence running North 72° 30' 12" East a distance of 173.55 feet by said VSH Realty land and continuing on along land now or formerly of Finley to a point;

Thence running South 20° 13' 27" East along said Finley land a distance of 16.92 feet to a point;

Thence running North 67° 16' 04" East a distance of 28.29 feet to a point;

Thence running North 51° 49' 32" East a distance of 22.43 feet to a point and land now or formerly of Eastman;

Thence running North 21° 39' 24" West along said Eastman land a distance of 137.74 feet to a point on the southerly side of Millet Street;

Thence running South 64° 16' 05" West along the southerly side of said Millet Street a distance of 208.53 feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed by Down East Energy Corp. to Snow Flake Canning Company by deed dated September 27, 1990 and recorded at Book 2610, Page 242 of the Androscoggin County Registry of Deeds and also hereby conveying all property reserved by the grantor therein. Reference is made to a Warranty Deed from Llewellyne Churchill, et al to Richard S. Delessandro, et al dated December 20, 1966 and recorded in the Androscoggin County Registry of Deeds in Book 952, Page 685.

Reference is made to a plan entitled "ALTA/ACSM Land Title Survey at Main Street and Millet Street, Livermore Falls, Maine made for Alliance Energy Corp." prepared by Owen Haskell, Inc. dated October 26, 2001. Containing 26,650 square feet more or less.

SCHEDULE B

Subject to an easement granted to Central Maine Power Company and New England Telephone and Telegraph Company dated April 13, 1971 and recorded in said Registry of Deeds in Book 1032, Page 151.

ANDROSCOGGIN COUNTY

Jeannine A. Bergeron

DATE: June 10, 2002
 TO: Town of Livermore Falls
 FROM: Livermore Falls Water District
 RE: Update of Town ordinance

The Livermore Falls Water District is requesting an addition to the MOOSE HILL POND WATER QUALITY ORDINANCE.

Recently it has become apparent that a restriction of some sort is necessary to prevent the drafting or pumping of water from Moose Hill Pond.

I am asking that a restriction of this nature be added to the existing ordinance and should read as follows.

The pumping /drafting or removal of water from Moose Hill Pond is not allowed without prior consent by the Water District Staff.

If any other information is needed I can be reached at the office. Thank you for your time.

Sincerely



Doug Burdo
 Supt/LFWD

amendment



TOWN OF LIVERMORE FALLS
APPLICATION FOR SITE PLAN REVIEW

Project Name:

Shutty Metalworks

Applicant Information:

1. Name of Applicant:
Address:

Mark Shutty
396 Leeds Rd.
Livermore Falls, ME 04254

Telephone No. (207) 897-5828

2. Name of Property Owner:
Address:

Mark & Michelle Shutty
(same)

Telephone No. (same)

3. Name of applicant's authorized agent:
Address

N/A

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:

Mark Shutty
396 Leeds Rd.
Livermore Falls, ME 04254

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)

Continued ownership

6. Number of Employees? None 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)

see attached sheet

Land Information

7. Location of property:
 - from Maps Map 1
Lot 35 & 36
 - from Registry of Deeds Book _____
Page _____
- Former Owner
 Current Owner
8. Acreage of parcels 97 +/- acres
9. Acreage of developed area <1
10. Is any portion of the property within 250 feet of the high water mark of any pond, river, stream or wetland?
 yes ~~no~~ ^{ncs} - Scott Brook
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 ~~no~~ ^{ncs} Scott Brook is not within 500ft of Site.

Development Information

* Business is to take place within Existing workshop, No additional development is planned. (with exception of gravel drive)

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>private</u>	Water Supply	<u>private</u>
Roads/Parking	<u>private</u>	Solid Waste	<u>Town</u>
Storm Water/Drainage	<u>existing</u>	Other	<u>N/A</u>

13. Gross floor area or area to be developed: 540 ft²
14. Percentage of lot to be covered by structures and parking: <1%
15. Number of parking spaces: app. 3 spaces in private driveway (existing), additional spaces (1-2) will be available once gravel drive is extended.
16. Describe how the landscape will be preserved and/or enhanced and how the proposed use will fit in with the neighboring area.
Workshop will be landscaped with berry bushes and perennial flower beds. Restoration of property/Farm House, Barn, Carriage House, fields, etc.) is planned. A farm with a functioning workshop/Metalshop is fitting.
17. Describe the provisions for emergency vehicle access to the project.
Workshop is located adjacent to Route 106 (50 ft from Road), private driveway is also within 50 ft. Gravel drive from existing driveway to workshop is planned.

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

Site location is virtually level. No drainage issues
are to be addressed

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

All water is supplied by private well. Very little water use
is anticipated... a 5 gallon gweach bucket is all that is required

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

No additional construction is planned. Building Maintenance should
not create any erosion or sediment problems, as site location is
virtually level.

21. Describe the method of sewage disposal

private septic.

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

6/12/02
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.

NAME OF APPLICANT: Mark Shetty

ADDRESS OF APPLICANT: 396 Leeds Rd.
Livermore Falls, ME 04254

NAME OF OWNER: Mark & Michelle Shetty

NAME OF PROPOSED DEVELOPMENT:

PLANNING BOARD SIGNATURES

DATE

CHAIR

CONDITIONS

6.) Project Description

Applicant: Mark Shutty

Contact: (207) 897-5828 or mshutty@rcn.com

Business Name: Shutty Metalworks

Location: Workshop at 396 Leeds Road (Route 106, East Livermore)

Floor space: 540 square feet

Hours of Operation: Formal hours of operation have not been established. Initially, business is to be conducted on a part-time basis, to include evenings and weekends.

Materials: Mild steel, stainless steel, aluminum, copper, brass, bronze and wrought iron. Bituminous coal and bottled welding/shielding gases (oxygen, acetylene, propane, carbon dioxide, argon, helium)

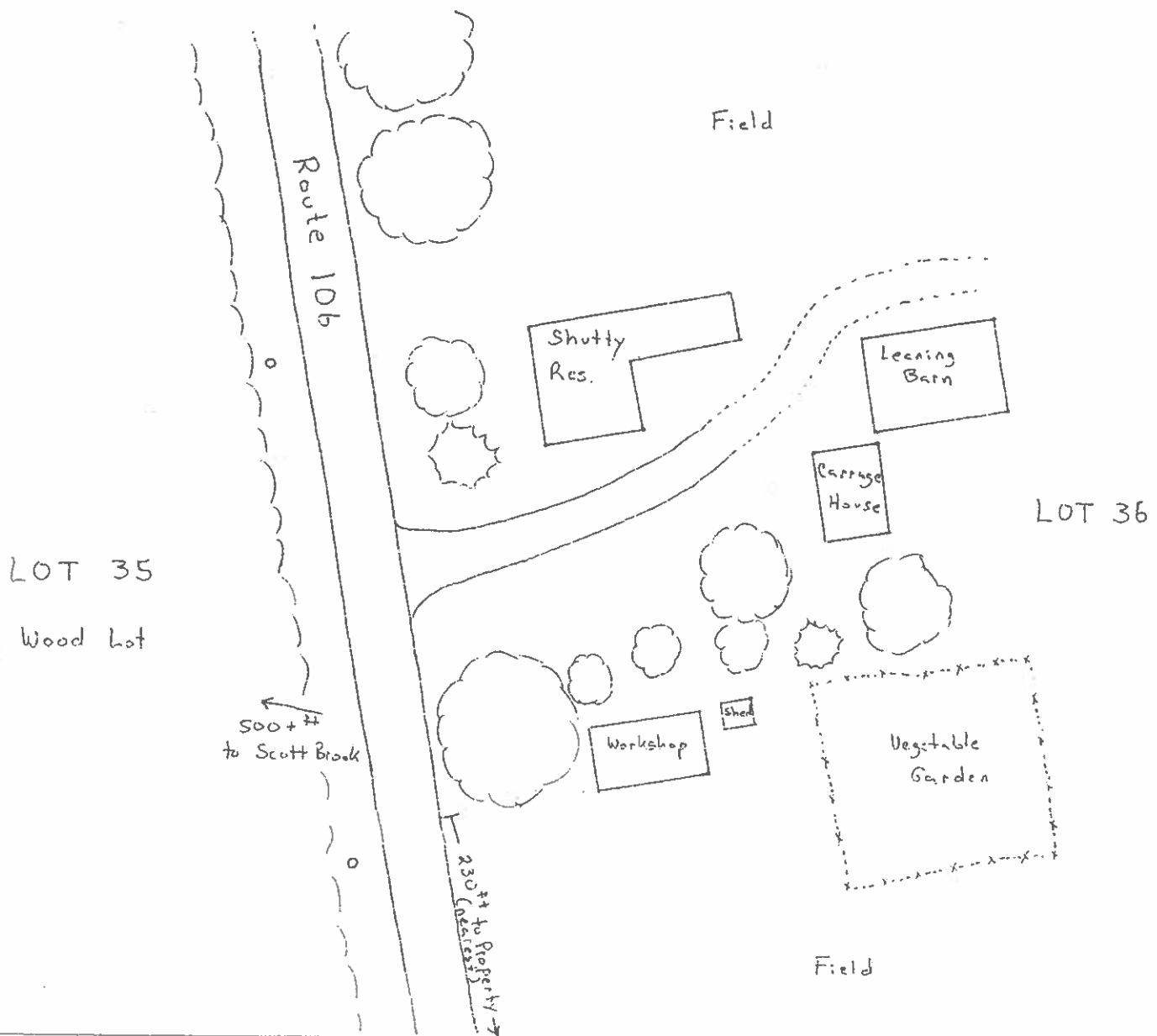
Nature of Project: My goal is to operate a small, part-time business from my home/workshop, employing traditional blacksmithing and modern welding processes. My business will generally offer the following services: Architectural & ornamental metalwork, historic restoration & reproduction and custom metal fabrication. Examples include garden/entry gates, security grilles, decorative iron fencing, handrails, signs, sculpture, light fixtures, furniture and reproduction period hardware. All work/business will be conducted by me.

1



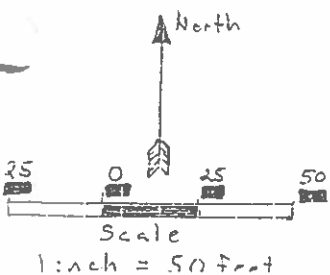
Site Location Map
 ~ Tax Map 1, Lots 35 & 36 ~

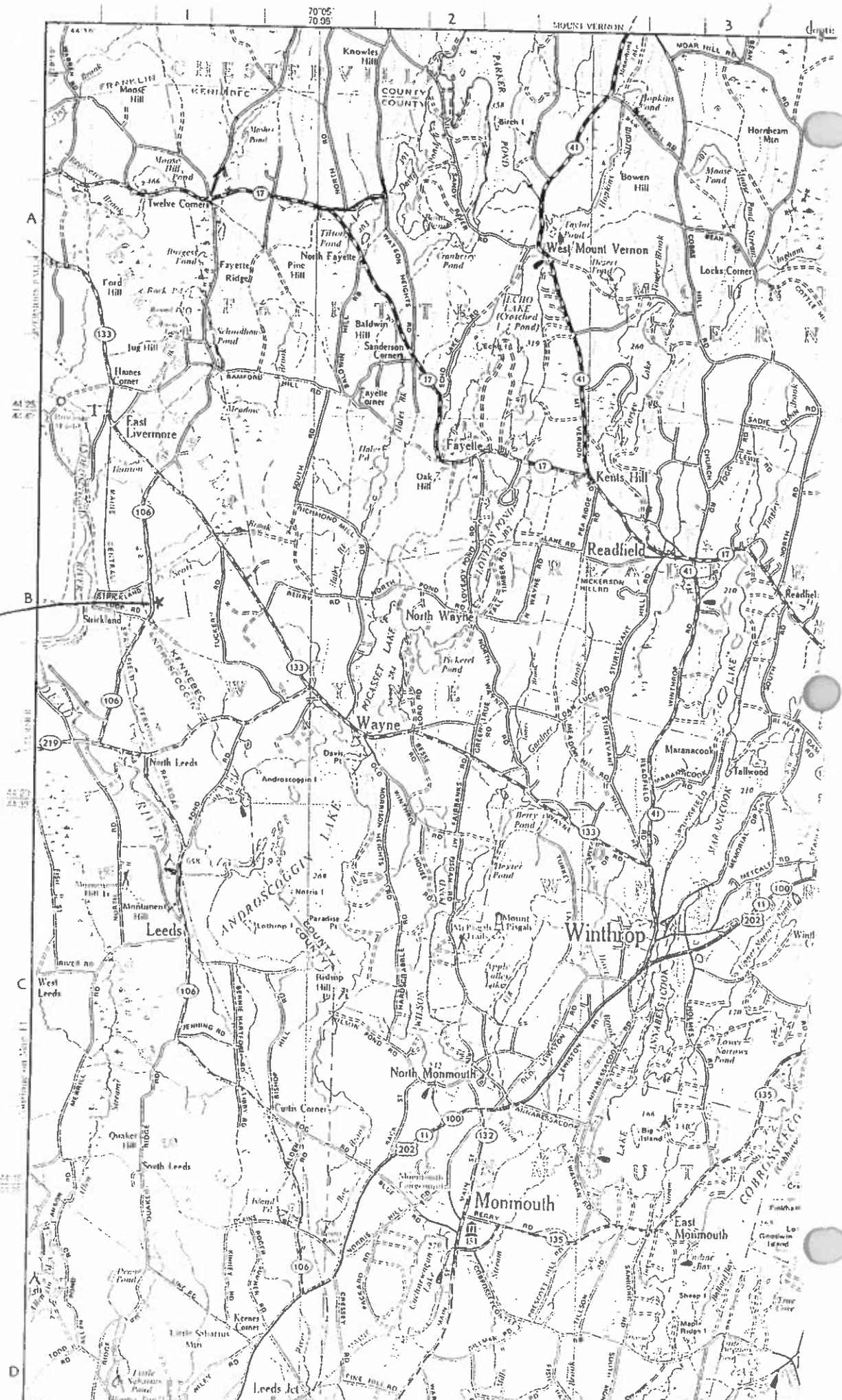
Shutty Residence / Shutty Metalworks
 396 Leeds Road
 Livermore Falls, ME 04254



LEGEND

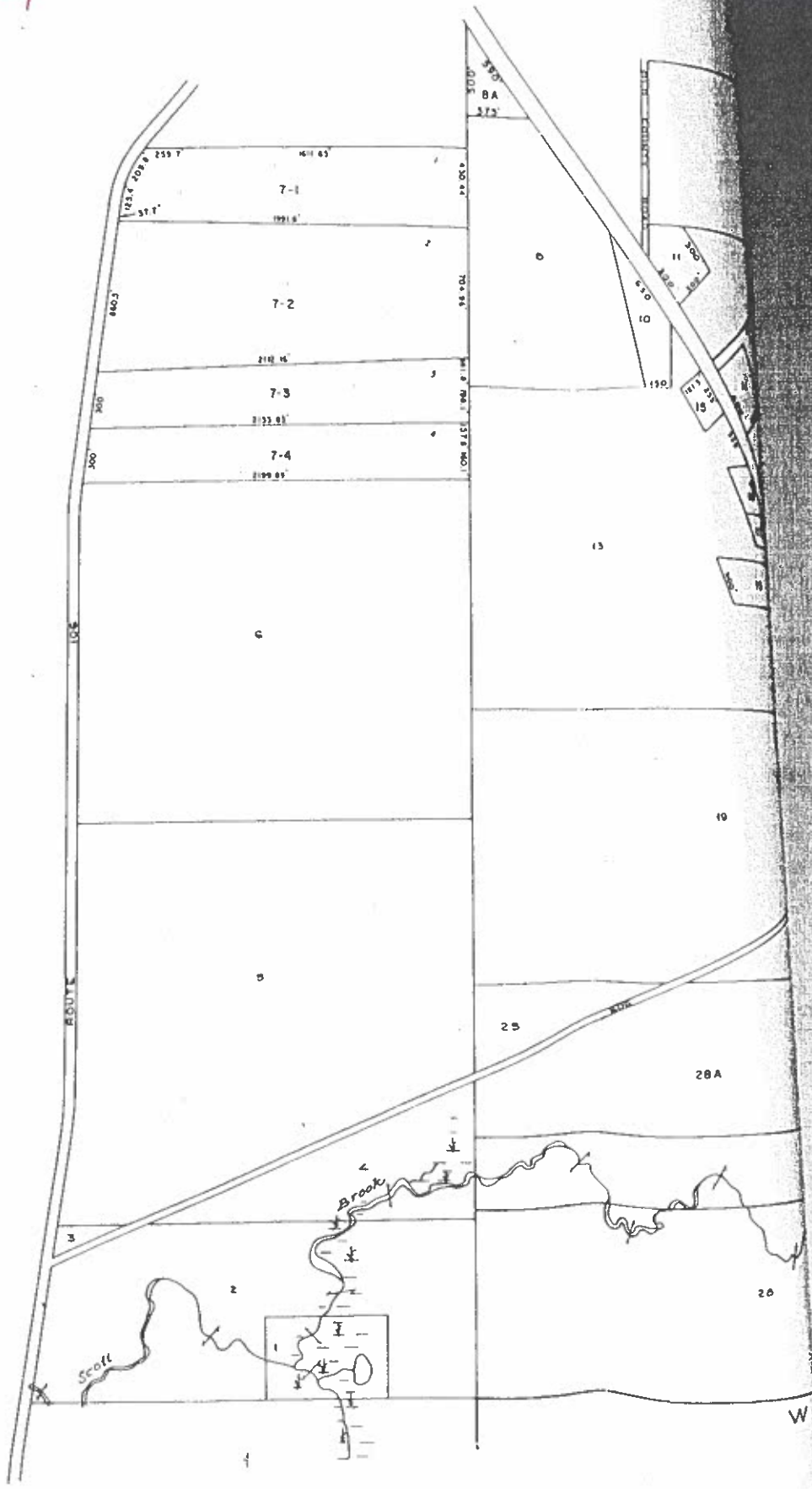
- o - Utility pole
- ~ - Road / Driveway
- - Building
- - tree
- - Fence
- - Business location





Site Location

Map 3 Lot 2



LEGEND

- PARCEL NUMBERS 1
- ADJACENT MAPS 2
- MATCH LINE 3

For Assessment Purposes
Not to be used for Conveyances

