

TOWN OF LIVERMORE FALLS
PLANNING BOARD REGULAR/SPECIAL MEETING

AGENDA FOR

July 6, 2005

1. CALL MEETING TO ORDER
2. MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS = OK
3. NEW BUSINESS
 - A. *Approve* Rick Webster (add a mobile home to his existing M.H. park on Rte 17 (Fayette Rd))
 - Armond Madore (Western Maine Assessment) (Change his existing permit from child care to Adult Assisted Living Facility)
 - D. _____

4. OLD (UNFINISHED) BUSINESS
 - A. _____

 - B. _____

 - C. _____

 - D. _____

5. OTHER BUSINESS
 - A. Discussion of report regarding the Traffic Study if there is any
 - B. _____

 - C. _____

 - D. _____

6. PUBLIC PARTICIPATION
7. ADJOURNMENT





Town Of Livermore Falls

Planning Board
2 Main Street
Livermore Falls, Maine 04254
Tel. 897-3321

*Town of Livermore Falls
Planning Board Meeting
July 6, 2005
Livermore Falls Town Office*

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

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

At 6:06 p.m. Guy opened the Planning Board meeting. Nancy/Fran made a motion to approve the minutes of June 1, 2005 (vote 5-0-0).

The first applicant was Rick Webster who is proposing to install another mobile home in his park off from Route 17 (Fayette Road) Map 11 Lot 11-?. The mobile home will have cement pad and a separate septic system, which has been approved by the State and Kent Mitchell, the plumbing and septic inspector.

Bob Hamel, an abutter to the proposed project, was at the meeting and had some concerns. He explained to the Planning Board that when Rick had applied for a permit for his mother's mobile home, he had agreed with it because he felt it would be good for her to be near her father so she could help him. He stated that there was only minimal privacy lost by the location of the mobile home. His understanding at that time is that there would be no other mobile homes placed on the lot. Bob explained that the proposed site for the new mobile home would be invasive to his privacy, it would devalue his property, and he feels that he was misled by Mr. Webster's future plans for the property.

The Planning Board asked Mr. Webster how far the proposed site was from the neighbor's house. He explained that it was at least 150' away. After reviewing the application a motion was made to find the application complete Rod/Veronica (vote 5-0-0). The Planning Board discussed the issue of privacy. The following motion was made "I make a motion to approve this permit with the conditions that a buffer strip 25' wide and 80' long be placed along the boundary of Mr. Hamel and Mr. Webster; this buffer shall be a softwood species (i.e. spruce, fir, cedar, or other evergreen with limbs all the way to the ground), and all applicable permits shall be acquired Rod/Nancy (5-0-0)".

The second application was submitted by Western Maine Assessment. They are proposing to change the use of the old Pomeroy Hill Nursing Home building from a center dealing with troubled teens back to assistant living for elderly people. This business will have a wide range of services. Some people will be dropped off for day care while others may actually stay in the building. One wing may be apartments for this reason. They will also dispense medications and meals for them. They will have a room for physical therapy as well. After reviewing the application Rod/Veronica made a motion to find the application complete (vote 5-0-0). Rod/Veronica made a motion to grant the permit pending all state, federal, and local permits that may be required (vote 5-0-0).

Motion to adjourn the meeting Rod/Veronica (vote 5-0-0) 7:06 p.m.



WESTERN MAINE ASSESSMENT, INC.

45 Fiorica Road
Livermore Falls, Maine 04254
(207)897-2800

Armand Madore, M.Ed., L.C.P.C

Kathleen Madore, M.S.W., L.C.P.C.

June 22, 2005

Dear Brenda Metcoff,

Here's our application for the change of use for the former Parkview Nursing Home. The change is from a children's facility to an Adult Assisted Living facility.

Please call me if you have any questions or need additional information at #864-4329.

Respectfully,



Armand Madore

Elderly assisted-living center proposed for Livermore Falls

Planning Board will hear proposal to use former nursing home

BY DONNA M. PERRY
Staff Writer

LIVERMORE FALLS — A proposal to use the former Parkview Nursing Home as an assisted living center for the elderly and for adult day care will go before the Planning

Board on Wednesday.

The board initially gave approval to Western Maine Assessment Inc. in 2003 to operate a residential home and rehabilitation center for 12 children, 6 to 12 years old, who had been abused, neglected and needed assistance to prepare for foster care and adoption.

The new proposal submitted by Armand Madore of Western Maine Assessment Inc., who

owns the building with Kathleen Madore, both of Mexico, is to have a seven-day-a-week, 24-hour-a-day residential assisted living facility for elderly people. The Madores also want to offer adult day care for the elderly from 6 a.m. to 10 p.m., according to the application submitted for site plan review.

The meeting begins at 6 p.m.

SEE ELDERLY PAGE B3

Wednesday, July 6, at the Livermore Falls Municipal Building.

The former nursing home is a 3,000-square-foot building on 8.6 acres at the end of Fiorica Road off Route 17.

The plan is to have 15 to 20 employees at the center, according to the application.

When the complex was used as a nursing home and rehabilitation center, it had five private rooms, 28 semiprivate rooms, a dining room, wheelchair rooms, medication stations, staff lounge and a therapy room.

The Madores were not available for comment on the proposal Thursday.

Also on the agenda is a proposal by Rick Webster of Chathamville to place a 16-by-70-foot trailer pad on lot No. 6 at Livermore Falls Trailer Park on Route 17.

dperry@sunjournal.com



TOWN OF LIVERMORE FALLS
APPLICATION FOR SITE PLAN REVIEW

Project Name: _____

Applicant Information:

1. Name of Applicant: NET /Development Corp
Address: D/B/A Western Maine Assessment
45 Fiorica Rd
Livermore Falls, Me. 04254
Telephone No. 897-2800

2. Name of Property Owner: Armand & Kathleen Madore
Address: PO Box 78
Mexico, Me. 04257
Telephone No. 369-9350

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:
Armand Madore
Western Maine Assessment
45 Fiorica 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)
Ownership

6. Number of Employees? 15-30 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)
Adult Assisted Living Facility for elderly (Residential) 24/7
Adult Day Care for Elderly= 6AM to 10PM

Land Information

7. Location of property:
 - from Maps Map 14
 Lot 27
 - from Registry of Deeds Book 1325
 Page 295
 Former Owner
 Current Owner

8. Acreage of parcel 8.6[±]

9. Acreage of developed area as exist

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

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>None</u>	Water Supply	<u>None</u>
Roads/Parking	<u>None</u>	Solid Wastes	<u>None</u>
Storm Water/Drainage	<u>None</u>	Other	<u></u>

13. Gross floor area or area to be developed: Existing building 13,000 sq. ft.

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

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.

The existing landscape will be preserved.

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

Emergency vehicles will use the existing driveway and loop.

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

None building is already constructed.

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

City water-same use or less as nursing home

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

None-existing lawn and landscape preserved

21. Describe the method of sewage disposal

City sewage-same use or less as nursing home.

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.

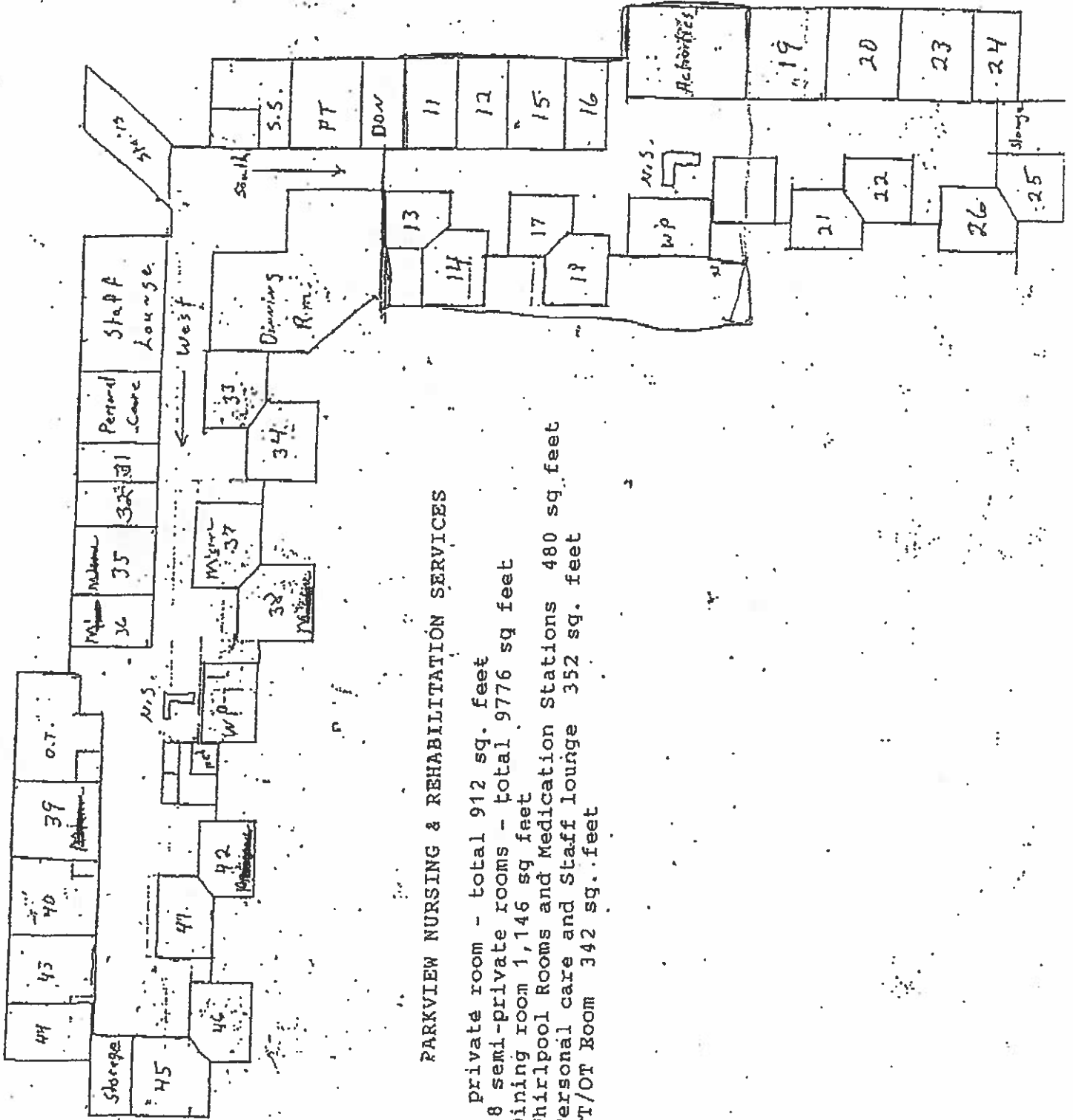
1. A development plan drawn at a scale of not less than 1 inch equals 100 feet indicating the nature of the project.
2. A location map to show the relationship of the proposed development to the surrounding area.

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

Armand Madril
Signature of Applicant or Agent

6/22/05
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.



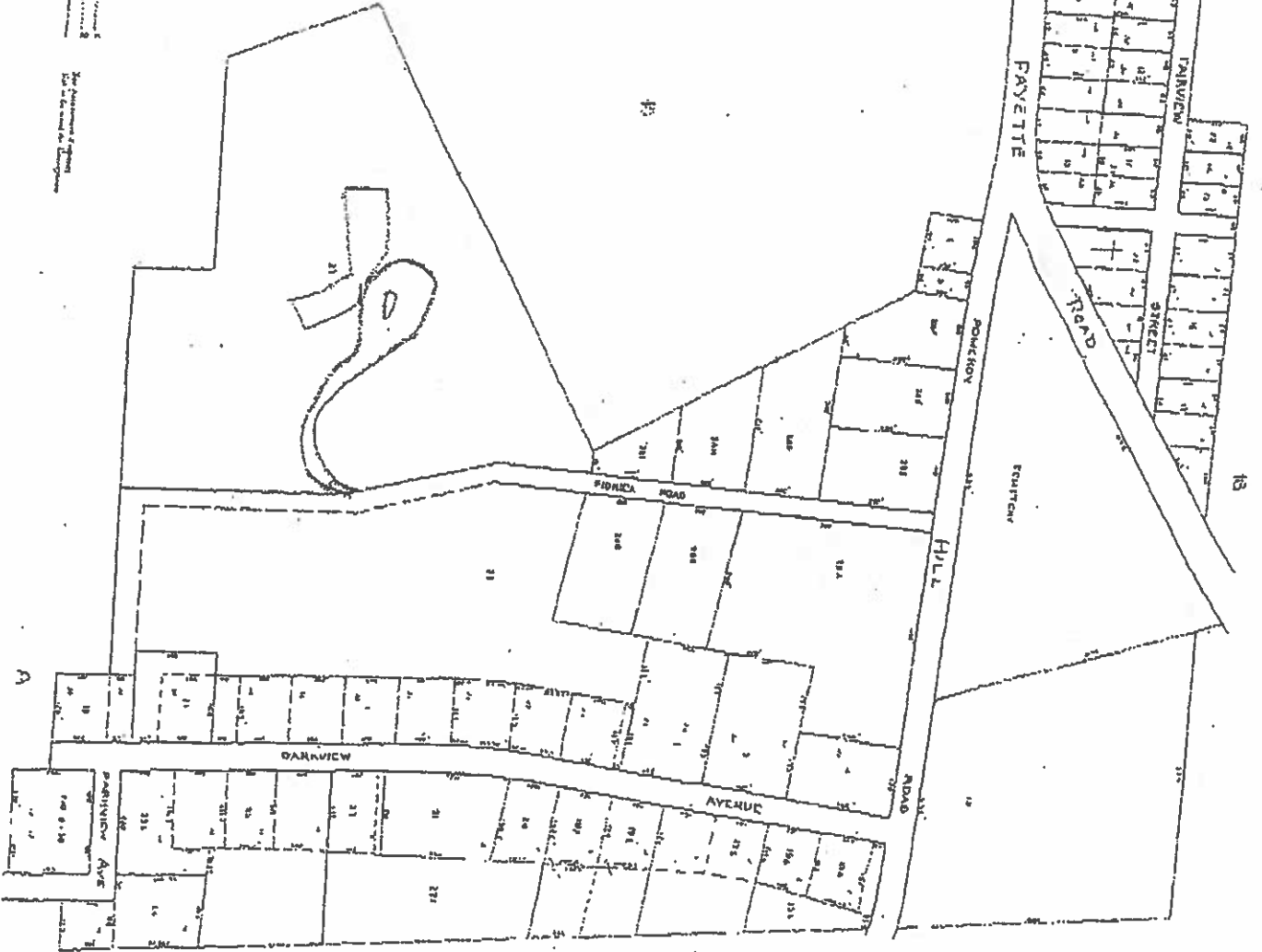
PARKVIEW NURSING & REHABILITATION SERVICES

- * 4 private room - total 912 sq. feet
- * 28 semi-private rooms - total 9776 sq feet
- * Dining room 1,146 sq feet
- * Whirlpool Rooms and Medication Stations 480 sq feet
- * Personal care and Staff lounge 352 sq. feet
- * PT/OT Room 342 sq. feet

COPY

LEGEND
PAVING, REPAVING, RECONSTRUCTION
ADJUSTMENT LINES
ADDITIONAL LINES

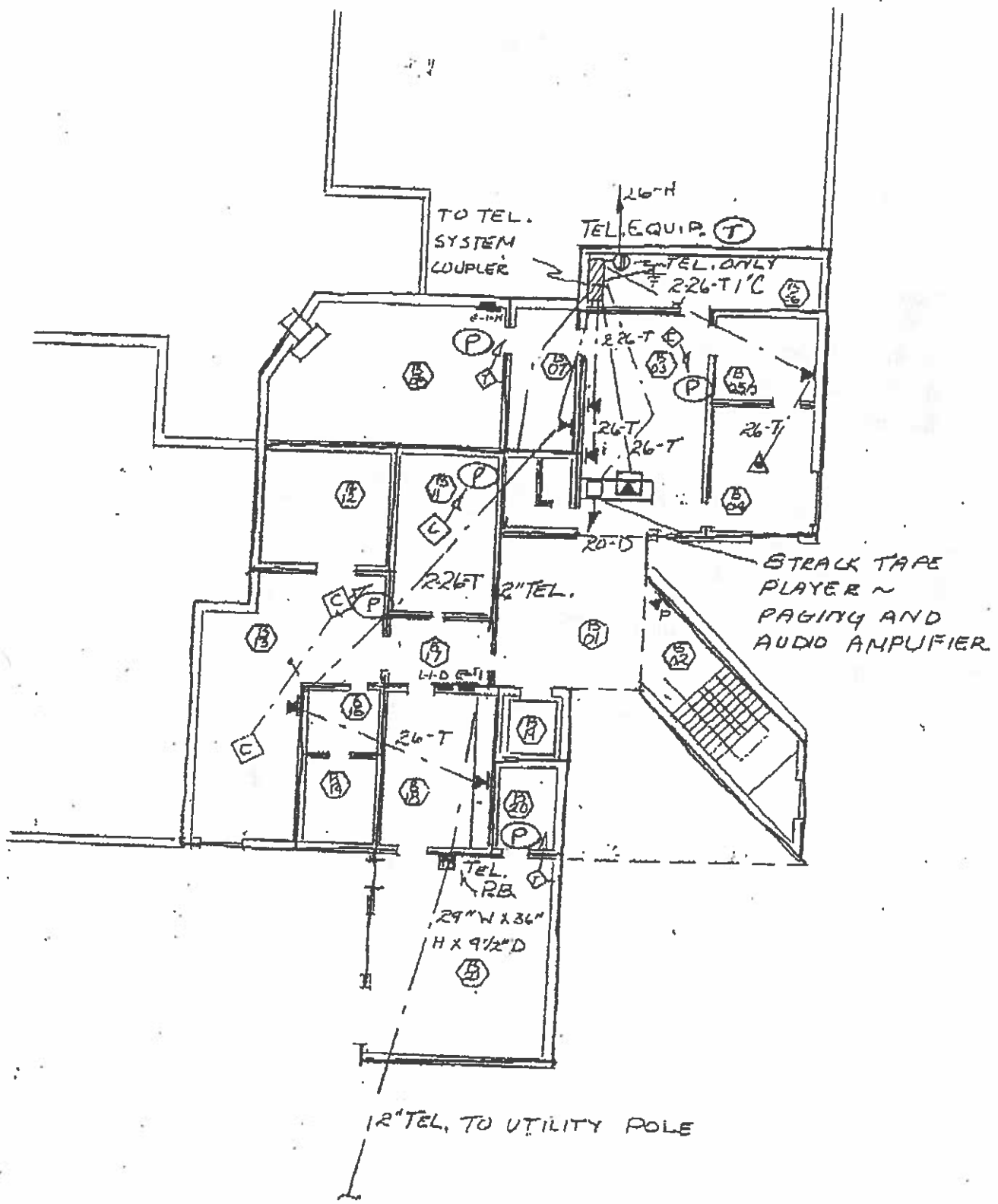
For Governmental Approval
See the Record of Deeds



MAP 14

REVISED

TOWN OF LIVESTOCK FALLS
ADMINISTRATIVE BOARD
RECEIVED
MAY 14 1988



Livermore Falls Sewer Department
2 Main Street
Livermore Falls ME 04254

June 3, 2003

To Whom it May Concern;

Re: Western Maine Assessment
56 Granite Street
Mexico ME 04257

Armand Madore of Western Maine Assessment has requested a letter regarding our Sewer Collection System and the capacity that the Parkview Property has used in the past.

The last usage billed for this property when it was in full operation was 77,700 a quarter.

It certainly would not seem that a facility handling 12 juveniles and staff would use the same or certainly not more than that.

Faith Nichols
Faith Nichols
Sewer Department Billing Clerk