

***Town of Livermore Falls  
Planning Board Meeting  
July 20, 2005  
SPECIAL MEETING  
Livermore Falls Town Office***

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

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

At 6:00 p.m. Guy opened the Planning Board meeting. The code enforcement officer explained that the special meeting was being held for clarification of the condition placed on Mr. Webster's permit at the July 6, 2005 meeting. At that meeting a condition described a buffer strip that was 25' wide and 80' long, of an evergreen with limbs to the ground for privacy, however, there was no height limit given. After the meeting an abutter, Bob Hamel, requested that the Planning Board reconsider this and place a height restriction on the buffer. The code officer called M.M.A. to ask if this would have to be done through an appeals process or if the Planning Board could resolve this matter. The lawyer at M.M.A. felt that since it is a clarification of a condition placed on by the Planning Board that they could hold a meeting to clarify it. The code enforcement officer stated that the Planning Board was not obligated to place a minimum on the height of the buffer, but they could choose to if they saw it fit.

Guy asked each Planning Board member how they felt about the situation. After much discussion of different heights and possibly not requiring one, the general consensus was that a fair height would be between 3-4 feet tall. Mr. Hamel did not feel that that height was adequate and asked the Planning Board to make the minimum 6-8 feet tall. He stated that he had spoken with a Mr. Walton a forester and he stated that the bigger trees would have a better chance of survival. Mr. Webster stated he had spoke with a licensed forester too, but he stated that smaller trees have a better chance of living because their roots are not established yet so they can better adapt to a new location.

Bob Hamel, again 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 mislead by Mr. Webster's future plans for the property.

The Planning Board explained to Mr. Hamel that they could not get involved with personal issues and that all of the review criteria had been met when the permit was granted. They explained that they must keep the conditions of any permit within reason. They felt that asking Mr. Webster to purchase 6-8 foot trees was unreasonable, however, if he chose to he could plant some trees on his side of the line as well giving him even more privacy.

Nancy/Veronica made a motion to amend the condition on the permit given to Mr. Webster as written to add a minimum of 3' trees (vote 4-0-1 Stephen abstained because he did not attend the previous meeting. So the buffer will be 25' wide, 80' long, and at least 3' high. Mr. Webster will have to maintain this buffer. Motion to adjourn Nancy/Stephen (5-0-0) 6:30 p.m.