

**Town of Livermore Falls Planning Board  
Agenda**

**Thursday, August 5, 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 on June 3, 2010
3. New Business      A. Morse 'n' Son Auto Repair Application for Site Plan Review  
                            B. Twin Town Taxi Application for Site Plan Review
4. Old Business      A. Parking Ordinance
5. CEO Report        A. Junkyard Update  
                            B. S&L Foods Appeal Request
6. Other Business    A. Discussion on Planning Board Members terms and consideration of Planning Board changes to improve efficiency.  
  
                            B. 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 August 5, 2010

**Members Present:** Guy Palmieri, John Ross, Scott Roberts, Elecia Pillsbury

Meeting called to order by Guy Palmieri at 6:00 p.m.

**Consideration of minutes from June 3, 2010** – Guy asked the Board if they were in agreement that the minutes were accurate, specifically the language pertaining to S&L Foods. Guy asked the CEO to update the Board on the upcoming Board of Appeals public hearing, Rob informed the Board that S&L Foods submitted an application to the BOA to appeal the Planning Boards requirement to notify abutters of a piece of property before setting up their business there. Scott mm to accept minutes. Elecia s.(3-0) John abstained as he was not a member of the Board on June 3.

### **New Business**

**Twin Town Taxi** – Guy asked the applicant, Mr. Joseph Chabot to describe his proposed business to the Board. Mr. Chabot said he would like to operate a 24 hour taxi service. Scott mm to accept the application as complete. Guy s.(4-0) Scott mm to approve the application. Elecia s. (4-0)

**Morse'n'Son Auto** – The Board discussed if the proposed site should be required to have bathroom facilities. The topic was tabled due to the applicant being absent.

### **Old Business**

**Parking Ordinance Discussion** – The Board discussed the fact that they were under the impression that the Parking Ordinance was going to be reworked and brought back to them for their review. Rob informed the Board that he was not aware of the status of the ordinance. The Board stated that they feel the ordinance is overdone and the fines are excessive. They would like the ordinance to be simplified and the fines reduced especially for first time offenders. Scott mm to have Rob write a letter to the Select Board on behalf of the Planning Board stating that the fines are Draconian and the ordinance needs to be rewritten. Guy s.(4-0)

**CEO Report** - Rob informed the Board of the status of the illegal junkyards located in town. He stated that there were two properties remaining that had not made any progress. They are located at 51 Diamond Road and 31 Campground Road. Rob said that he is referring the matter to the Select Board. Rob then informed the Board that he had several conversations with Doug Rollins, the owner of Doug's Bargain Barn, and was told that the property there was going to be cleaned up this year.

**Other Business** – The Board discussed the difficulties in maintaining a volunteer Planning Board with seven members and four member quorum. The Board then considered what would need to be done in order to reduce the total number of members and/or number of members required for a quorum. The Board then discussed the overall effect this may have on the Board's responsiveness and how the public might perceive the changes. Scott mm to evaluate the ordinance in order to suggest changes that would make the Planning Board more responsive.

Scott mm to adjourn at 7:19 pm. John s.(4-0)

**TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW**

Project Name: TWIN TOWN TAXI, LLC

**Applicant Information:**

1. Name of Applicant: JOSEPH A CHABOT  
Address: 14 MONROE ST  
LIVERMORE FALLS MAINE  
Telephone: (207) 897-2150
2. Name of Property Owner: SAME AS #1  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_
3. Name of Applicant's Authorized Agent: SAME AS #1  
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:

JOSEPH A CHABOT  
14 MONROE ST.  
LIVERMORE FALLS ME 0425

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.

OWNER  
\_\_\_\_\_  
\_\_\_\_\_

6. Number of employees? 1

7. Does the applicant reside on the property?  yes  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)

TAXI SERVICE AVAILABLE 24 HOURS  
A DAY 7 DAYS A WEEK

### Land Information

9. Location of property

from Maps

Map

20

Lot

97

from Registry

Book

Page

10. Acreage of parcel 4200 +/-

11. Acreage of developed area N/A

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	<u>N/A TOWN</u>	Water Supply	<u>N/A TOWN</u>
Roads/Parking	<u>N/A</u>	Solid Waste	<u>N/A</u>
Storm Water/Drainage	<u>N/A</u>	Other	<u>N/A</u>

15. Gross floor area to be developed N/A

16. Percentage of lot to be covered by structures and parking: N/A

17. Number of parking spaces: 2

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

NO CHANGES

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

NO CHANGES

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

NO CHANGES

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

NO CHANGES

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

NO CHANGES

23. Describe the method of sewage disposal.

TOWN SEWER

**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.

Joseph A. Chabot  
Signature of Applicant or Agent

\_\_\_\_\_  
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.

# ***NOTICE TO ABUTTERS:***

***(YOU ARE BEING NOTIFIED AS AN ABUTTER BECAUSE YOUR PROPERTY NEIGHBORS THE APPLICANTS PROPERTY).***

***NAME OF APPLICANT:*** \_\_\_\_\_

***THE APPLICANT REQUEST:*** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***DATE OF PLANNING BOARD REVIEW:*** \_\_\_\_\_

***LOCATION:*** Livermore Falls Town Office, Livermore Falls, Maine.

***TIME:*** 6:00 P.M.

***DATE NOTICE WAS SENT IN THE MAIL:*** \_\_\_\_\_

***IF YOU ARE RENTING OR LEASING YOUR PROPERTY TO ANOTHER PERSON PLEASE NOTIFY YOUR TENANTS SO THAT THEY MAY ATTEND THE MEETING IF THEY HAVE CONCERNS.***

**NAME OF APPLICANT:** Twin Town Taxi


**ADDRESS OF APPLICANT:** 14 Monroe St.  
Livermore Falls


**NAME OF OWNER:** Joseph Chabot

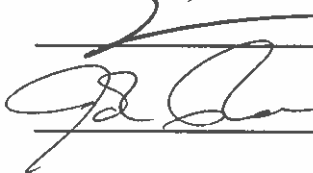
**NAME OF PROPOSED DEVELOPMENT:**

**PLANNING BOARD SIGNATURES**

8/5/10  
**DATE**

      CRB  
**Chairperson**

      co chair



\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



May 19, 2010

To the Planning Board of Livermore Falls,

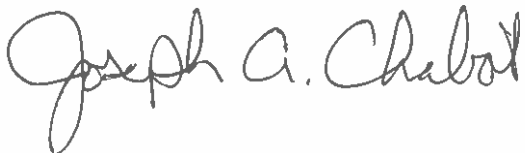
My name is Joe Chabot and I am starting up a taxi business in the area and I am pleased to offer my services to the community. My goal is to deliver a reliable, friendly, quality service to those who may need transportation services.

I envision my business to be a safe and reliable source of transportation for the elderly to get to and from medical appointments, grocery shopping, or just to get out and about in the community.

I want to offer exceptional delivery service to those who do not have transportation and may be in need of something from one of the many businesses in the area.

I am proud to be a business owner in this community and hope to be serving those with transportation needs in the very near future.

Thank you for your time,

A handwritten signature in cursive script that reads "Joseph A. Chabot". The signature is written in black ink and is positioned above the printed name.

Joseph Chabot, Owner

Twin Town Taxi

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

\*\*\*\*\*

1. Call to Order
2. Consideration of minutes from meeting held on August 5, 2010
3. New Business      A. Kyes Agency Site Plan Review Application
4. Old Business      A. S&L Foods
5. CEO Report  
.
6. Other Business    A. Minutes from June 3, 2010 Planning Board Meeting  
                          B. Approved Site Plan Review Applications to be signed  
                          C. 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 APPLICATION FOR SITE PLAN REVIEW

Project Name: Kyes Insurance (Dubord Insurance)

#### Applicant Information:

1. Name of Applicant: Kyes Insurance /  
 Address: PO Box 311  
Farmington ME 04938  
 Telephone: 207-678-9862 /
  
2. Name of Property Owner: Rick Baillargeon  
 Address: 374 Hardscrabble Rd.  
No. Monmouth, ME 04268  
 Telephone: 207-754-0638
  
3. Name of Applicant's Authorized Agent: Jennifer Bjorn  
 Address: PO Box 311  
Farmington ME 04938  
 Telephone: 207-778-9862

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:

Jennifer Bjorn  
Kyes Insurance  
PO Box 311  
Farmington ME 04938

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.

NONE  
\_\_\_\_\_  
\_\_\_\_\_

6. Number of employees? 1

7. Does the applicant reside on the property? \_\_\_\_\_ yes  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)

Move office location from  
75B Main Street Livermore Falls ME  
to  
1 Depot Street Livermore Falls ME

**Land Information**

9. Location of property  
from Maps \_\_\_\_\_  
from Registry \_\_\_\_\_

Map 18  
Book \_\_\_\_\_

Lot 36  
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 \_\_\_\_\_  
Roads/Parking \_\_\_\_\_  
Storm Water/Drainage \_\_\_\_\_

Water Supply \_\_\_\_\_  
Solid Waste \_\_\_\_\_  
Other \_\_\_\_\_

Not Applicable - Building is in existence

15. Gross floor area to be developed 900 square feet.

16. Percentage of lot to be covered by structures and parking: N/A

17. Number of parking spaces: Street Parking

18. Describe how the landscape will be preserved and/or enhanced and how the proposed use will fit in with the neighboring area.  
We get one spot behind building

Office Building

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

Main Street

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

Not Applicable - Building already exists.

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

Not Applicable -  
Single Occupant Office Use -

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

Does not apply - we are moving an office into empty space

23. Describe the method of sewage disposal.

Town - Existing in Building

**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.

*Jennifer L. Boyer*  
Signature of Applicant or Agent

8-12-~~2009~~ 2010  
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: Kyes Insurance

ADDRESS OF APPLICANT: PO Box 341  
Farmington, ME 04938

NAME OF OWNER: Richard T. Bjorn

NAME OF PROPOSED DEVELOPMENT:  
Move Office from 75B Main St. to 1 Depot  
Street, Suite

PLANNING BOARD SIGNATURES

08.02.2010  
DATE

*Mary [Signature]* \_\_\_\_\_

Chairperson

*[Signature]* \_\_\_\_\_

*[Signature]* \_\_\_\_\_

*Mellette Pepin* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CONDITIONS

\_\_\_\_\_

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\_\_\_\_\_

# NOTICE TO ABUTTERS:

(YOU ARE BEING NOTIFIED AS AN ABUTTER BECAUSE YOUR PROPERTY NEIGHBORS THE APPLICANTS PROPERTY).

NAME OF APPLICANT: Kyes Insurance

THE APPLICANT REQUEST: Insurance Agency office to be located in 1 Depot Street, Suite A.  
One person office

DATE OF PLANNING BOARD REVIEW: 9/2/2010

LOCATION: Livermore Falls Town Office, Livermore Falls, Maine.

TIME: 6:00 P.M.

DATE NOTICE WAS SENT IN THE MAIL: 8-16-2010

**IF YOU ARE RENTING OR LEASING YOUR PROPERTY TO ANOTHER PERSON PLEASE NOTIFY YOUR TENANTS SO THAT THEY MAY ATTEND THE MEETING IF THEY HAVE CONCERNS.**



# NOTICE TO ABUTTERS:

(YOU ARE BEING NOTIFIED AS AN ABUTTER BECAUSE YOUR PROPERTY NEIGHBORS THE APPLICANTS PROPERTY).

NAME OF APPLICANT: Kyes Insurance

THE APPLICANT REQUEST: Insurance Agency office to be located in 1 Depot Street, Suite A.  
One person office

DATE OF PLANNING BOARD REVIEW: 9/2/2010

LOCATION: Livermore Falls Town Office, Livermore Falls, Maine.

TIME: 6:00 P.M.

DATE NOTICE WAS SENT IN THE MAIL: 8-16-2010

**IF YOU ARE RENTING OR LEASING YOUR PROPERTY TO ANOTHER PERSON PLEASE NOTIFY YOUR TENANTS SO THAT THEY MAY ATTEND THE MEETING IF THEY HAVE CONCERNS.**

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<b>A. Signature</b> <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
<b>1. Article Addressed to:</b> Norman Paradis 1 Wagner Lane Livermore Falls, ME 04254		<b>B. Received by (Printed Name)</b> <input type="checkbox"/> <b>C. Date of Delivery</b>	
<b>2. Article Number</b> (Transfer from service label) 7009 1410 0001 0129 5282		<b>D. Is delivery address different from item 1?</b> <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD A DOTTED LINE.  
**CERTIFIED MAIL™**



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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
<b>Postage</b> \$	<b>Postmark Here</b>
<b>Certified Fee</b>	
<b>Return Receipt Fee</b> (Endorsement Required)	
<b>Restricted Delivery Fee</b> (Endorsement Required)	
<b>Total Postage &amp; Fees</b> \$	
<b>Sent To</b> Norman Paradis Street, Apt. No., or PO Box No. 1 Wagner Lane City, State, ZIP+4 Livermore Falls ME 04254	
PS Form 3800, August 2005 <span style="float: right;">See Reverse for Instructions</span>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span> <b>X</b>	
1. Article Addressed to: <p style="text-align: center;">Wesley Bowen PO Box 14 Livermore Falls, ME 04254</p>		B. Received by (Printed Name)	C. Date of Delivery
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7009 1410 0001 0129 5299	
PS Form 3811, February 2004		Domestic Return Receipt	102595-02-M-1540

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**CERTIFIED MAIL**<sup>®</sup>

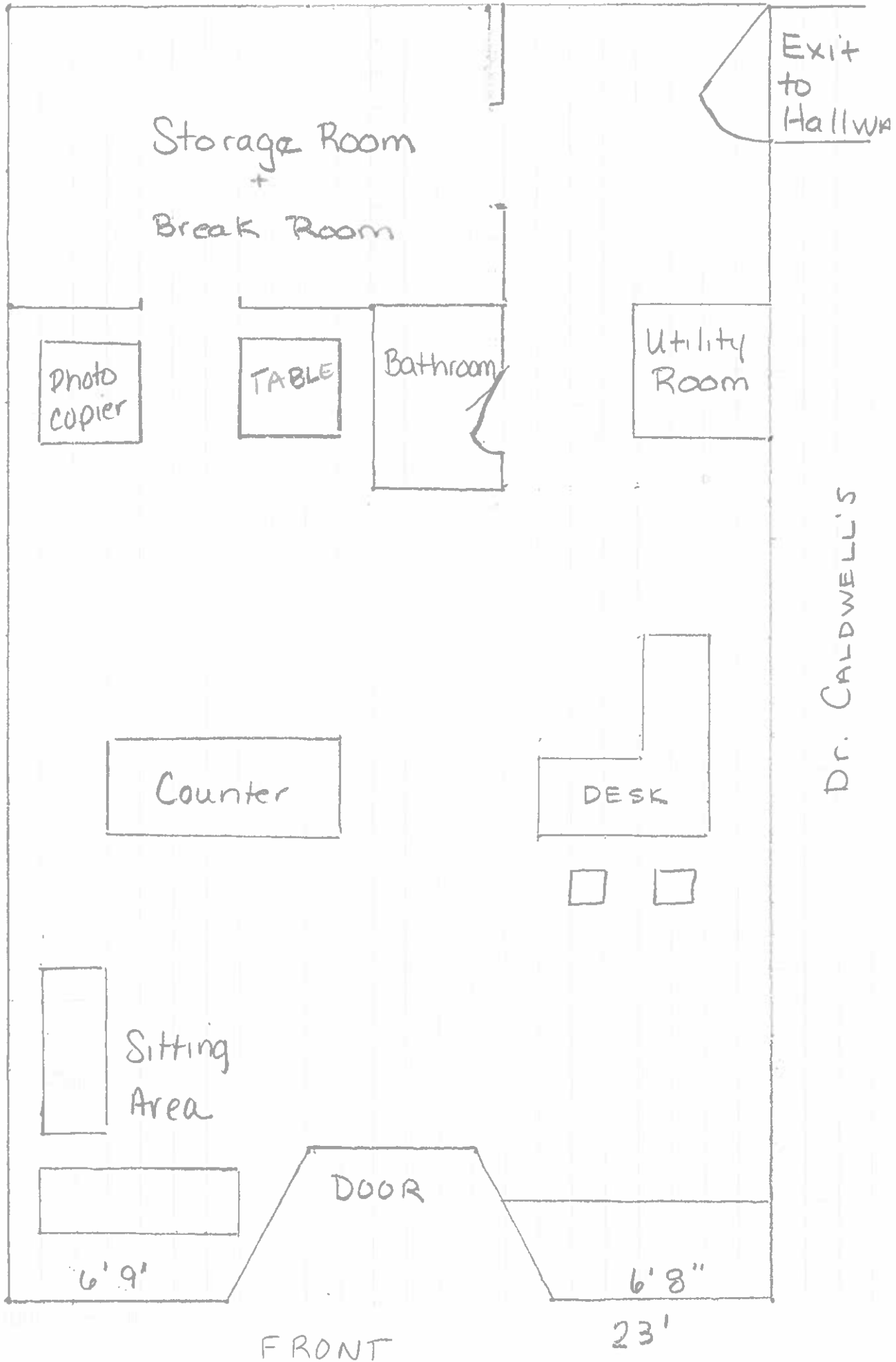


7009 1410 0001 0129 5299  
7009 1410 0001 0129 5299

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<b>CERTIFIED MAIL<sup>™</sup> RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To <b>Wesley Bowen</b>	
Street, Apt. No., or PO Box No. <b>PO Box 14</b>	
City, State, ZIP+4 <sup>®</sup> <b>Livermore Falls ME 04254</b>	
PS Form 3800, August 2006	See Reverse for Instructions

1 square = 1 foot

39'



DR. CALDWELL'S

**Livermore Falls Water District**  
**20 Depot Street**  
**Livermore Falls, ME 04254**  
**Telephone (207) 897-3445**  
**Fax (207) 897-5644**  
**E-mail: lfwd@midmaine.com**

August 13, 2010

Kyes Agency  
PO Box 311  
Farmington, ME 04938

Account Number: 2-323  
Service: 75 Main Street

Jennifer,

Thank you for contacting us concerning the change of location for your business, but there is nothing that we need to do differently.

Sincerely,

*Cheryl Marceau* CH.

Cheryl Marceau  
Clerk & Treasurer

**TOWN OF LIVERMORE FALLS SEWER DEPT.  
2 MAIN STREET  
LIVERMORE FALLS, ME 04254  
207-897-2338 OFFICE  
207-897-2339 SEWER TREATMENT PLANT  
207-897-9397 FAX**

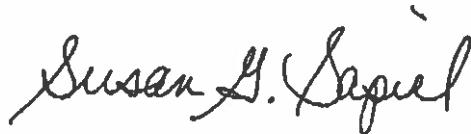
Jennifer Bjorn  
Kyes Insurance  
P.O. Box 311  
Farmington, ME 04938

August 16, 2010

Dear Jennifer

In regards to your sewer inquiry at 1 Depot Street here in Livermore Falls. That building does have in-town public sewer hook-up and I foresee no problem with relocating your business to that building.

If you need anything further please do not hesitate to contact me.



Susan G. Sapiel  
Sewer Clerk