

TOWN OF LIVERMORE FALLS
PLANNING BOARD ~~REGULAR~~/SPECIAL MEETING
AGENDA FOR

wednesday, August 8, 2001

- 1. CALL MEETING TO ORDER 6:00 P.M.
- 2. MINUTES OF PREVIOUS MEETING AND COMMUNICATIONS 7/18/2001 ^{OK}

3. NEW BUSINESS

- A. Livermore Falls Water Dist Souther Road
Map 10 Lot 5A @ Redwater Brook pumphouse
- B. Susan Metzger Route 17
Map 9 Lot 35 Rodeo
- C. _____
- D. Billy Hall - auto sales
RT 17 Rte 17
Rick Greene

4. OLD (UNFINISHED) BUSINESS

- A. _____
- B. _____
- C. _____
- D. _____

5. OTHER BUSINESS

- A. Discussion about Selectmen's mtg.
input
- B. Site Plan Review Application
- C. Handout - Private + Small sandt
salt storage areas
- D. _____

6. PUBLIC PARTICIPATION

7. ADJOURNMENT

8-7-01

Planning Board sets special meeting

BY CORA C. BRIGGS
Special to the Sun Journal

LIVERMORE FALLS — The Planning Board will meet in special session at 6 p.m. Wednesday, Aug. 8, to consider two time-sensitive, site-plan applications.

Representatives from the Livermore Falls Water District are seeking approval to build a pump house on town-owned property on Souther Road at Red Water Brook. This is part of their capital improvement project for the century-old sys-

tem and must be settled so the work can go out to bid.

Susan Metzger will return to the board for approval of a rodeo she wishes to hold Sept. 1 on her property on Robinson Road off Route 17.

In other business, the board will discuss input received from the selectmen when Chairman Brian Jordan meets with them Monday night, will review the proposed site plan review application and consider information on private and small sand and salt storage areas.

Board OKs water plan

6-10-01
BY CORA C. BRIGGS
Special to the Sun Journal

LIVERMORE FALLS — The Planning Board gave quick approval to the Livermore Falls Water District's site plan during a special meeting Wednesday on an easement obtained from the town on Souther Road. The easement will allow the district to place an insulating aluminum plate welded box on the site that now holds a sewer pump station, sharing the area and surveillance of the site with the town.

The box will house a pressure-reducing valve, said Bill Dawson, the district's engineer, which will make a hydraulically operated interconnection between two water flows. It will be 4 feet by 3 feet by 8 feet, set on a 5-foot-by-10-foot pad.

It will not need to be as large as originally planned (a 10-foot-by-12-foot building) Dawson said, as there is no reason to add a second valve to the box. The district will do 80 feet of sewer pipe for the town in exchange for the easement to the site.

Kelly Hall approached the board for a site plan review of B.J. Auto Sales on Route 17. She is living on the premises, she said, and will be doing car sales and inspections that

should include some minor repairs but no major ones.

Only she and her father will be employed in the business. She plans to have up to a dozen vehicles on the property and will be adding office space to the side of the building. Her hours will be 9 a.m. to 5 p.m. daily and 9 a.m. to noon Saturday.

Planners were concerned about traffic in the area that is at the Shuy corner intersection of Route 133, a heavily traveled area.

Because it will be a commercial operation in a mostly residential area, the board agreed to hold a public hearing and a walk, dates of both to be determined at the Wednesday, Aug. 15, regular meeting.

Kick Greene, who operates Greene's Auto on 137 Park St., said that a condition previously placed on the site be eliminated so that he could have more vehicles on display. Greene has been doing auto repairs but wishes to close out that portion of his business and just sell used cars, so he will need more room to display them.

Greene purchased the property from Larry Marin in October and has been doing improvements to it. He will provide a more detailed sketch of the property and return to the board next week.



Town of Livermore Falls

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LIVERMORE FALLS PLANNING BOARD MINUTES OF THE AUGUST 8, 2001 MEETING

MEMBERS PRESENT: Guy Palmieri Vice-Chair, Veronica Pillsbury, Christine Pelletier and Lorraine Barney.

PUBLIC PRESENT: Doug Burdo and Bill Dawson representing the Water District, Kelly Hall, Rick Green, Miriam Buchanan, Cora Briggs, and David Giroux, Code Enforcement Officer (CEO).

On a motion from C. Pelletier and a second by V. Pillsbury the minutes of the July 18, 2001 Planning Board meeting were accepted as written. VOTE 4-0-0.

NEW BUSINESS

1. Doug Burdo and Bill Dawson, representing the Water District, were on hand to discuss the Water District's plans to construct a 3' by 8' by 4' high metal storage building on a 5' by 10' concrete pad for a water pressure reducing valve on the town's easement on Souther Road. The easement currently houses a pumping station for the town's sewer department. Since the easement site is currently developed, very little additional development will be required other than the water lines, valve, and storage building.

The Board, on a motion from V. Pillsbury and a second by L. Barney, determined that the proposal by the Water District does not require a permit under the Site Plan Review Ordinance because the easement currently has an existing use that was legally established prior to the adoption of the Site Plan Review Ordinance and none of the factors described in Section III A (1-4) are present.

2. Susan Metzger was not able to attend tonight's meeting.

3. Kelly Hall was present for a preliminary discussion on plans to operate a used car sales and inspection business at property on Route 17, Map 13, Lot 30. The property is owned by her and she and her father live there and would run the business. The only automobile repairs to be conducted would be those associated with the State inspection of vehicles. No automotive repairs are planned at this time. Maximum number of cars on the property for the used car sales business would be 12. Hours of operation are 9-5,

Monday through Friday and 9-12 on Saturday. Based on this preliminary information the members felt that a public hearing was necessary since this use is in a primarily residential neighborhood. This application will be completed for next week's scheduled meeting.

4. Rick Green of Green's Automotive, Park Street, Map 15, Lot 8, was present to discuss his plans to convert his used auto sales and auto repair business into just a used auto sales business and wanted to discuss the removal of the restriction on his permit that only 6 used cars are available for sale at any one time. The State has inspected his site and approved his site for 20 cars for used car sales. When the original condition of 6 cars was placed on the permit back in 1988, there were 2 separate businesses operating on this property. The members present did not have any serious reservations at this time and this application will be completed for next week's scheduled meeting.

On a motion from L. Barney and a second by C. Pelletier, the Board voted to adjourn at 7:10 P M.

Respectfully submitted, David R. Giroux, CEO.

1518

Site Plan Review Ordinance

PERMIT

'03-02-98

Issued to Doug Rollins

For Following Uses Auto Sales, Parts, and Repairs

The following conditions and safeguards are prescribed as authorized in Section of the Ordinance. Any violation of these conditions shall be a violation of the Ordinance.

1. No more than six (6) vehicles for sales at once on proper
2. May sell used car parts.
3. Repairs to motor vehicles on site.
4. _____
5. _____

Date: 2/25/98

FEE PAID: _____

Ray Hawkins

Code Enforcement C

Planning Board

