



Town of Livermore Falls

Planning Board Meeting

Agenda

Wednesday August 29, 2012

Municipal Building

6:30 PM

1. Roll call and determination of quorum
2. Consideration of previous meeting minutes and any new communications
 - A. Meeting May 16, 2012
3. New Business
 - A. Site Plan Review Application for "Bessey Designs"
 - B. Site Plan Review Application for "Pearls in the Pines"
 - C. Fireworks Ordinance discussion
4. Old (unfinished) Business
 - A. None
5. Other Business
 - A. Any input/discussions welcome from Planning Board Members
 - B. Hand outs for Planning Board members updates
6. Public Participation
 - A. Any input/discussions welcome from the public
7. Adjournment

CEO: office 897-3321 · ext. 105 · fax 897-9397 · ceo@lfme.org

The Planning Board meets on the Third Wednesday of each Month at 6:30

August 3, 2012

To Whom It May Concern,

I hereby authorize Matthew Friedman to act as an agent on behalf of Bessey Designs, LLC and myself for matters pertaining to the new screen printing business being planned for 75 Main Street, Livermore Falls, Me.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Bessey", written over a horizontal line.

Scott M. Bessey

Bessey Designs, LLC

President

Designer / Draftsman

PO Box 482 Standish, ME 04084

207.318.2054

TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: BESSEY DESIGNS

Applicant Information:

1. Name of Applicant: SCOTT BESSEY
Address: PO. Box 482
STANDISH, ME. 04084
Telephone: 207-318-2054

2. Name of Property Owner: KRISTEN DUNFORD AND MATTHEW FRIEDMAN
Address: 264 SANDY RIVER RD.
NORRIDGEWOCK, ME. 04957
Telephone: 207-313-1276

3. Name of Applicant's Authorized Agent: MATTHEW FRIEDMAN
Address: (SEE ABOVE)
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:

MATTHEW FRIEDMAN
264 SANDY RIVER RD.
NORRIDGEWOCK, ME. 04957

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 OF BUSINESS THAT WILL RESIDE AT 75 MAIN
STREET, LIVERMORE FALLS, ME.

6. Number of employees? 2-3

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)

THIS WILL BE A SCREEN PRINTING SHOP INITIALLY. ABOUT 1,200 SQ FT
WILL BE USED TO DESIGN AND PRODUCE CUSTOM APPAREL. EVENTUALLY, ABOUT
600 SQ FT WILL BE USED TO DISPLAY APPAREL THAT CAN BE PURCHASED
"OFF THE RACK". PRODUCTION HOURS WILL GENERALLY BE BETWEEN
6AM THROUGH 8PM.

Land Information

9. Location of property

from Maps

Map 20

Lot 154

from Registry

Book 7335

Page 48

10. Acreage of parcel .28

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 N/A

Water Supply N/A

Roads/Parking N/A

Solid Waste N/A

Storm Water/Drainage N/A

Other N/A

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: 5+

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

NOTHING WILL CHANGE FROM THE CURRENT LANDSCAPE.

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

N/A

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

N/A

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

N/A

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

N/A

23. Describe the method of sewage disposal.

N/A

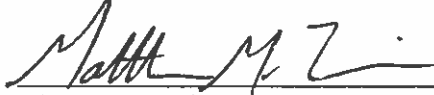
Additional Submissions

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.

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



Signature of Applicant or Agent

8-8-12

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:

ADDRESS OF APPLICANT:

NAME OF OWNER:

NAME OF PROPOSED DEVELOPMENT:

PLANNING BOARD SIGNATURES

DATE

Chairperson

CONDITIONS

TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: "Pearls in the Pines" Retail Store
(Sew What? Designs Studio)

Applicant Information:

1. Name of Applicant: Bruce D. Peary Ph.D.
Address: 166 Moose Hill Rd
Livermore Falls, ME 04254
Telephone: _____

2. Name of Property Owner: Tom Wright - TBW, LLC
Address: P.O. Box 216, So. Freeport ME 04078
(38 Main St. L.F. 04254)
Telephone: 207-577-5905 (207-415-4500 cell)

3. Name of Applicant's
Authorized Agent: N/A
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 (if different from applicant):

Bruce D. Peary Ph.D.
as listed above

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? Self

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)

I propose to open an up scale boutique-like shop in a small storefront on the Main Street side of the Bank Building. It will offer one-of-a-kind hand-crafted jewelry, vintage & estate jewelry. It will also carry hand-sewn utilitarian domestics and hand-embellished clothing/linens.

Land Information

9. Location of property

from Maps

Map 18

Lot 48

from Registry

Book _____

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 | <u>Public</u> | Water Supply | <u>Public</u> |
| Roads/Parking | <u>Parking Lot/Street Parking</u> | Solid Waste | <u>Public</u> |
| Storm Water/Drainage | <u> </u> | Other | <u> </u> |

15. Gross floor area to be developed @ 192 sq ft

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

17. Number of parking spaces: N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

23. Describe the method of sewage disposal.

Public

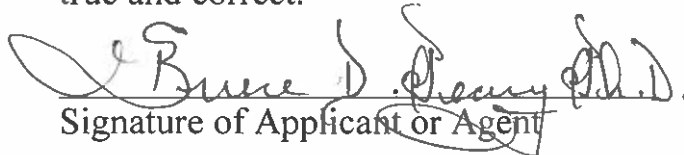
Additional Submissions

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.


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.

NAME OF APPLICANT: Bruce D. Peary, Ph.D.

ADDRESS OF APPLICANT: 166 Moose Hill Rd
Livermore Falls, Me 04254

NAME OF OWNER: Tom Wright, TBW, LLC

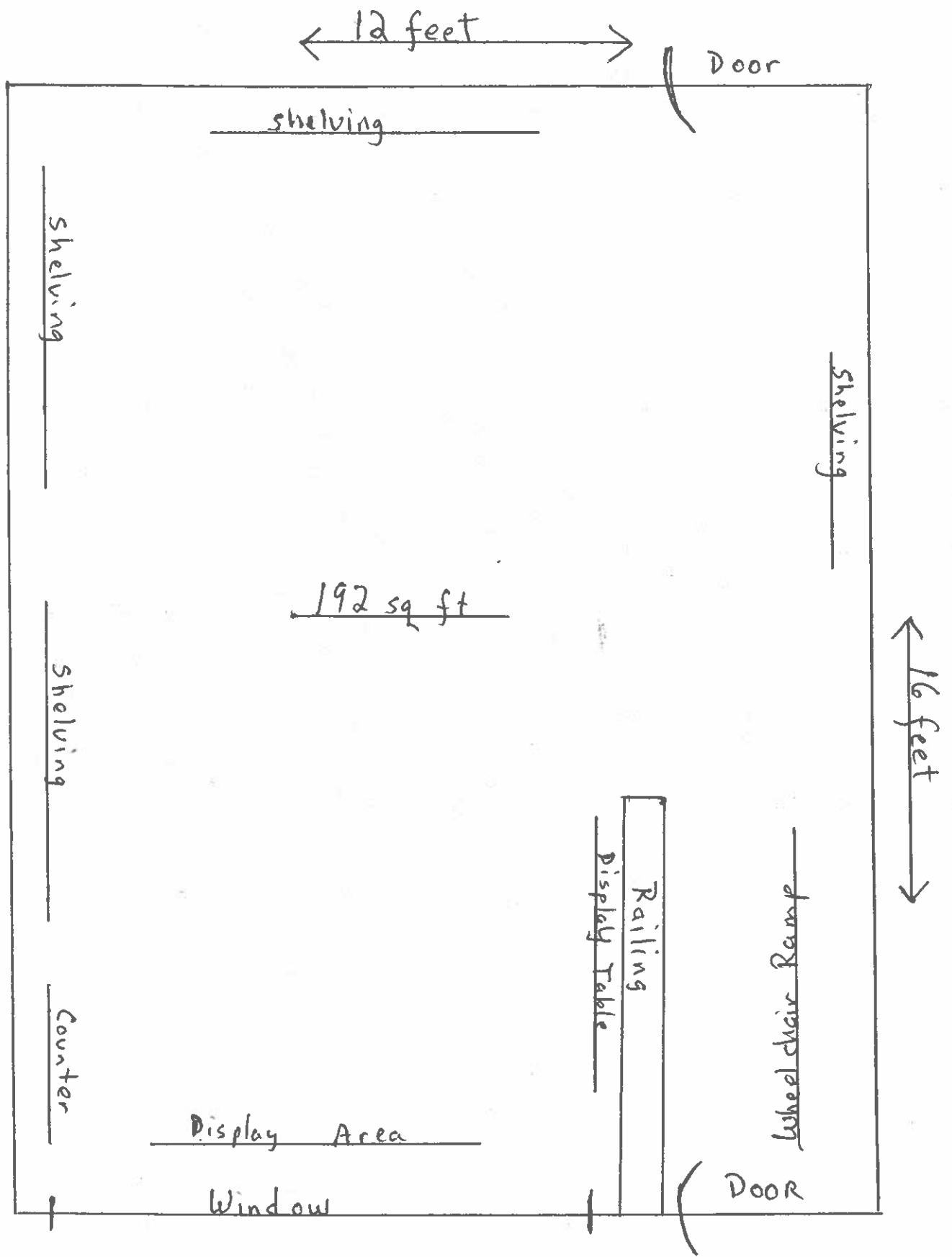
NAME OF PROPOSED DEVELOPMENT: "Pearls in the Pines"

PLANNING BOARD SIGNATURES

DATE

Chairperson

CONDITIONS



38 Main Street

"Pearls in the Pines"