

*Town of Livermore Falls
Planning Board Meeting
October 6, 2004
Livermore Falls Town Office*

MEMBERS PRESENT: Veronica Pillsbury, Elecia Pillsbury, Nancy McManemon, Fran Szostek, and Stephen Deschesne.

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

At 6:12 p.m. Veronica/Nancy made a motion to open the Planning Board meeting (vote 5-0-0). Veronica/Fran made a motion to accept the minutes of September 1, 2004 (vote 5-0-0).

There were no new applications, but Lee Webster came in to discuss some plans her and her husband have for an existing mobile home park on Route 17 in Livermore Falls. They just bought a 2 acre piece of land from Mr. Castonguay that is behind the mobile home park. Their intentions are to place a mobile home on the lot for his mother, however, before this can even begin to happen the lot will have to be combine with the existing lot for three reasons. The first reason is the mobile home park is located on a legal non-conforming lot. The second reason is the new lot is in continuous ownership and abuts the old lot, our lot standards state that continuous lots under the same ownership must be combine if one of the lots is non-conforming. The third reason is the new lot has no road frontage and is not buildable.

The code enforcement officer explained to the Planning Board members that the existing mobile home park was in place prior to any ordinances the town had regarding requirements. The concern she had was what affect would this have on the existing mobile home park, and since they had to combine the two lots and were adding a mobile home would the Planning Board need to review an application. The code enforcement officer has asked M.M.A. for some legal advise, but asked the Planning Board if they had any concerns regarding this additional mobile home or input. The Planning Board felt their concerns were addressed by the C.E.O. and will wait for more word from M.M.A.

On other business the code enforcement officer asked the Planning Board members to be thinking about issues that need to be addressed for the next town meeting. We still have some from last year and the code enforcement officer would like to work on the issue of back lots. All most all of the land in Livermore Falls along the roads has been developed. This leaves the majority of undeveloped land with no road frontage. The C.E.O. is researching ways to address this and asked the Planning Board to give suggestions at the next meeting. Motion made by Nancy/Stephen to adjourn the meeting of October 6, 2004, at 7:15 p.m. (vote 5-0-0).