



Town of Livermore Falls

Planning Board Meeting

Agenda

Wednesday October 10, 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 September 19, 2012
3. New Business
 - A. Property Maintenance Ordinance
4. Old (unfinished) Business
 - A. Public Hearing Site Plan Review Application for "Journey's End"
 - B. Fireworks Ordinance discussion
5. Other Business
 - A. Any input/discussions welcome from Planning Board Members
6. Public Participation
 - A. Any input/discussions welcome from the public
7. Adjournment



Town of Livermore Falls Planning Board Meeting Minutes October 10, 2012

Members Present: Bruce Adams, Mellette Pepin, Fran Szostek, Robin Beck, Russ Flagg
Meeting called to order by Mellette Pepin at 6:30 P.M.

Consideration of minutes from September 19, 2012: Russ mm to accept meeting minutes as written Bruce s.
(4-0 1- Mellette abstain was not present last meeting)

New Business:

- A. Property Maintenance Ordinance discussion: Code Enforcement Officer James Butler gave update to the Planning Board regarding the Selectmen's request that the Planning Board draft a Property Maintenance Ordinance regarding dealing with properties within the town. The direction the select board would like to go focuses on the Downtown Village District where a lot of properties have accumulated a lot of debris. The International Property Maintenance Code gives good teeth to enforcing and looking to tailor one based upon that. CEO Butler will continue to keep the board involved and have them review and give input.
- B. Site Plan Review Application: "Dale Farrar Antique Business": Mellette mm to accept application as complete Russ s. (5-0)
Fran mm to grant site plan approval for this project Russ s. (5-0)

Old Business:

- A. Public Hearing for Site Plan Review application for "Journey's End". Mellette opened up Public hearing at 6:41 P.M.
Dave Sanders was representing many property owners that abut said project and he claimed that there was no site plan for the project. Dave Sanders also made argument that it didn't meet any of the performance standards. Jim Collins made comment saying he had concerns do to the impact of the neighborhood and that it was a residential neighborhood. Larry Roix explained that that certain subdivision had protective covenants placed on most of the lots that would restrict such business from happening. He did state that the property in question did not ever get those covenants placed on the parcel, but it was intended that they did. Much debate took place regarding whether this was a home occupation and if it was would actually be exempt from the Site Plan Review process. It was deemed that this was not a customary home occupation and did need approval. Robin Beck made point that the Town of Livermore Falls does not currently have a zoning ordinance. If the Town did then it could restrict certain projects like this from happening. Planning Board didn't see how this would negatively impact the Town and that it just wasn't a popular business that was welcome by the neighbors. Michelle Pomeroy and Matt Perkins did speak stating how they would operate and that the unit is licensed through the state and has to pass there inspections and tests. Other concerns that were brought up were odors, proximity to other properties; small children in area, property value lose. Mellette closed public hearing at 7:51 P.M.
Russ mm to accept application as complete and to approve the site plan application Robin s. (5-0)
- B. Fireworks Ordinance: CEO is working on village maps and is continuing to draft an ordinance. Will keep updating the Planning Board as progress is made.

Other Business:

- A. NONE

Adjourn: Russ mm to adjourn the meeting at 8:15 PM. Bruce s. (5-0)

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

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

Project Name: _____

Applicant Information:

1. Name of Applicant: Dale Farrar - Paul Chretien
Address: 801 Park St
Livermore Falls
Telephone: 897 4018

2. Name of Property Owner: Same
Address: Same
Telephone: Same

3. Name of Applicant's
Authorized Agent: _____
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):

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.

Owners

6. Number of employees? 0

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)

Approx. 1200 sq ft. with partial use as an antique shop. Would be a low traffic volume business. Antique Shop would be a possible use down the road but would like permit ahead of time.

Land Information

9. Location of property
from Maps
from Registry

Map 7
Book 8045

Lot 11-02
Page 59

10. Acreage of parcel 24 acres

11. Acreage of developed area 7/1

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

15. Gross floor area to be developed +/- 1200

16. Percentage of lot to be covered by structures and parking ~~20%~~ < 12%

17. Number of parking spaces: 2-3

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

Natural landscape, maybe added shrubs.

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

Bldg be only 50-70 feet from roadside.

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

Natural drainage as it is.

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

As of this time at least and probably indefinitely, no plumbing.

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

I doubt erosion will be any issue.

23. Describe the method of sewage disposal.

No plumbing or sewage.

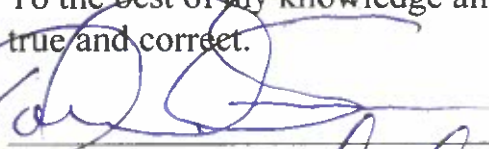
Additional Submissions

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

8-12-12
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

10-10-2012
DATE

Melitta Py

Chairperson
[Signature]

[Signature]

[Signature]

[Signature]

CONDITIONS

801 Park St.

Property line

Property line

Leach bed

Proposed bldg

Septic tank

house

current garage

Well

Farmpond

35'

50'

35'

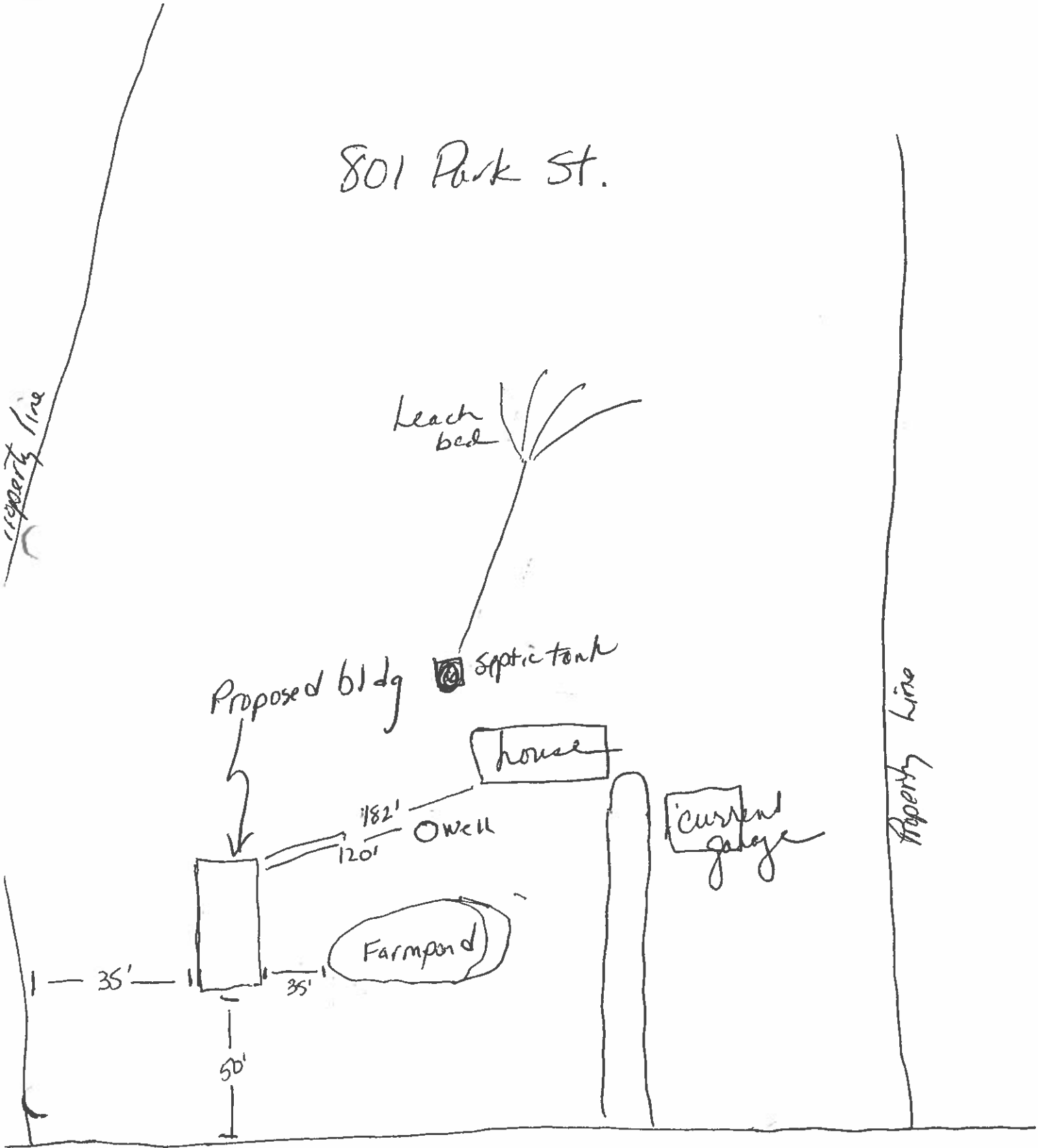
182'

120'

Wayne ←

Rt. 133

→ Ln. 76



TOWN OF LIVERMORE FALLS APPLICATION FOR SITE PLAN REVIEW

Project Name: Journey's End

Applicant Information:

- Name of Applicant: Michelle Pomeroy & Matthew Perkin
Address: 18 Brookside Ave
Livermore Falls ME
Telephone: 931-8002 / 931 8464
- Name of Property Owner: Michelle Pomeroy
Address: Same
Telephone: _____
- Name of Applicant's Authorized Agent: _____
Address: N/A
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:

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? none

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)

Pet Cremation Business
operation 9-5
small cremation unit in
garage-type building built
to house the unit

Land Information

9. Location of property

from Maps

Map _____

Lot _____

from Registry

Book _____

Page _____

10. Acreage of parcel approx 1

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 none
Roads/Parking none
Storm Water/Drainage none

Water Supply none
Solid Waste none
Other none

15. Gross floor area to be developed _____

16. Percentage of lot to be covered by structures and parking: 24 x 24 garage

17. Number of parking spaces: None

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

All other homes in neighborhood have garages → except mine
Increases land/home value

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.

Ø

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.
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.

Michelle L Pomey
Signature of Applicant or Agent

5/30/12
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

10/10/12
DATE

[Signature]
Chairperson

[Signature]

[Signature]

[Signature]

[Signature]

CONDITIONS

