

*Town of Livermore Falls  
Planning Board Meeting  
November 3, 2004  
Livermore Falls Town Office*

**MEMBERS PRESENT:** Guy Palmieri, Veronica Pillsbury, Elecia Pillsbury, Rod Wright, Nancy McManemon, Fran Szostek, and Stephen Deschesne.

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

At 6:02 p.m. Guy opened the Planning Board meeting. Elecia/Veronica made a motion to accept the minutes of October 6, 2004 (vote 5-0-2 Guy and Rod abstained because they were not present at the last meeting).

Alice Englehardt submitted the first application for a licensed child-care center for up to 12 children. Her hours of operation would be 6 a.m. to 6 p.m. She would be the only employee at this point, but later on she may have 1 more. She is in the process of obtaining her license through the state. Guy asked if the water would be tested, and if it was, what kinds of test would be utilized? Alice stated that she has the kit at home but has not sent it in yet, and she assumes the test would test for all kinds of toxins since it was for a child-care center. Guy asked if the state required a review of the existing septic system for the new business? Alice stated they did not require this so it has not been done. Alice was asked if she resided at the building where the proposed business is going? She stated that she lives up the road, but she owns this building too. Davis Clark is a concerned abutter. He owns a field behind the residence and has cattle and horses he keeps in with an electric fence. He just wanted the applicant to know that it was there for the record and she may want to fence the children in so they can not get to the electric fence. Alice stated that the state mandates that the play area be fenced in any ways so it will not be a problem, but thanked him for letting her know. Rod/Nancy made a motion to find the application complete and grant the permit pending all state/federal applicable permits and provided that the water passes the test (vote 7-0-0).

The second application was submitted by Mr. Chan for a Chinese Restaurant. He is proposing to be open 7 days a week, Sunday-Thursday 11 a.m. to 8:30 p.m. and Friday-Saturday 11 a.m. to 9:30 p.m. Grease from the business will be placed in barrels outside and a licensed company disposes of it at a licensed facility. There will be a dumpster in the parking area for trash. The Planning Board recommended that Mr. Chan place a fence around the dumpster for aesthetic purposes, however we have no regulations that would force him to do so. Mr. Chan seemed to be agreeable to the idea. Mr. Chan may want to sell beer here later on. He will need to get approval from the State and the Board of Selectmen for this later if he decides to. The code enforcement officer asked if there would be any residence in the building. Mr. Chan stated no there would not be. They are currently in the process of contacting the state fire marshal's office for a permit. Motion to find the application complete and grant the permit pending all state/federal applicable permits along with a state electrical inspection Rod/Veronica (vote 7-0-0).

The Planning Board discussed permit fees. After a long discussion it was agreed that if we are going to raise any fees that the money should be placed in a separate account, because if it goes into the general fund that it is like taxing the people twice which is not our intent. The CEO will ask the Board of Selectmen if this is possible. It was also agreed that we need to charge a fee for home occupations the same as any other business, and that we need to better define what a home occupation is. Discussion on this will continue when we know more about what can be done with the funds.

A couple of changes need to be made to the Building Notification Ordinance. #3 needs to read 30 days, and section II needs to read 200 square feet. Also change the word commences to build. Discussion on this will continue at the next meeting. Motion to adjourn Veronica/Elecia (vote 7-0-0) 7:30 p.m.



# Town Of Livermore Falls

Planning Board  
2 Main Street  
Livermore Falls, Maine 04254  
Tel. 897-3321

October 25, 2004

Dear Planning Board Members:

Last year we discussed an increase in the cost of fees for several different applications. Would you look over the following and make suggestions at the next meeting if you feel they should be changed? As I recall it was

	EXISTING FEE	PROPOSED FEE
Home Occupation	\$0.00	\$10.00
Site Plan Review	\$10 plus \$10 for every 2,000 sq. ft.	\$20 plus \$10 for every 2,000 sq. ft.
Shoreland Zoning	\$0.00	\$50.00

We did not discuss after-the-fact fees that I can recall, however, we may want discuss this and any other fees you feel need to be changed.

An easy way to deal with the back-lot issue may be to amend the building lot standards to allow back lots provided that they are accessed by a 50' right-of-way. This allows emergency vehicles to be able to access these lots without complications, but still allows someone to build on a back lot. The only other problem we have is existing back lots. We should brain storm some ideas.

I will see you all at the next meeting. Please be thinking of these issues so that we may address some of them at the next meeting.

Sincerely,

  
Brenda