

**Town of Livermore Falls Planning Board
Agenda**

Thursday, December 2, 2010

6:00 P.M Planning Board Room,

Livermore Falls Town Office

2 Main Street Livermore Falls, ME 04254

1. Call to Order
2. Consideration of minutes from meeting held on September 2, 2010
3. New Business A Medical Office Building Pre-Application
Meeting, Bob Barry, Main-land Development
4. Old Business
5. CEO Report
6. Other Business
 - A. Public Participation – Opportunity for those who have not requested Planning Board Review to speak. Planning Board members reserve the right not to act on requests until the next Planning Board meeting.
7. Adjournment



Town of Livermore Falls Planning Board Meeting Minutes December 2, 2010

Members Present: Guy Palmieri, Elecia Pillsbury, Scott Roberts
Meeting called to order by Guy Palmieri at 6:05 p.m.

Consideration of minutes from September 2, 2010. Planning Board members did not vote to accept the minutes from the September 2, 2010 meeting due to not having a quorum. Minutes will be voted on to be accepted in January's meeting.

New Business:

Medical Office Building Pre-Application Meeting, Bob Barry, Main-land Development – The Board listened to a presentation from Kevin Bunker who is the developer and Bob Barry who is the Engineer on the FMH Medical Building they are looking to construct in Livermore Falls. Kevin Bunker explained that the new building is going to be 13,700 square feet which will be on top of the existing foundation and will be expanding outwards towards the Livermore Falls Water District Property. It is going to employ 34-40 employees, which will come from other medical buildings that they have in the area, referring to the plaza and Union Street buildings. Kevin Bunker explained that if all goes well they would like to begin deconstruction in April of 2011 of the existing building bordering the Chuck Wagon, and start construction by May 1st. Mr. Bunker, and Mr. Barry presented large photos of what the proposed building would look like and also building lay-out plans. They described the work they put in to make the building fit into the already existing buildings in the area. Scott Roberts expressed concern about the number of parking spaces. Mr. Bunker explained to Mr. Roberts that Kenny Jacques building was under option and if needed that may be an option for them to increase parking. Mr. Roberts then asked the question why Kenny Jacques building was not in the plan they were presenting. Mr. Bunker told him that currently it is not in the plan to remove Kenny Jacques building; they would rather not remove it because he thinks it is an important structure and explained that it was just under option in case they had to venture new ideas to come up with parking. Mr. Bunker also explained that if needed maybe just purchasing the property to get the rights to the parking that Kenny Jacques has to offer and leave the building. Mr. Roberts also had a concern about the new building not meeting the 25-foot setback from public right of way, because the existing did not meet that. Mr. Barry explained they would look into it but did not see a problem because the new building was not more non-conforming. Mr. Roberts also expressed concern about less tax revenue for the Town of Livermore Falls due to the fact that the hospital building would be tax-exempt. He figured the Town would lose roughly 4-5 thousand dollars a year. Mr. Roberts mentioned that he would like to see something in writing from the hospital stating they will help out the Town of Livermore Falls and make a donation to offset



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Meeting called to order by Guy Palmieri at 6:05 p.m.

New Business (Continued)

Medical Office Building Pre-Application Meeting, Bob Barry, Main-land Development --

what the Town would be losing. Mr. Bunker explained that he couldn't really speak for the hospital in that sense but does know that the hospital takes care of the communities it is involved in and that they offer free care to people who can't afford it and the hospital gives back in many ways. Also explained the hospital is a non-profit organization and at the end of the year usually gives donations. Mr. Roberts said that he would like to see something in writing stating that they would definitely donate a certain amount to ensure the Town doesn't lose revenue. Mr. Bunker said that possibly maybe the Town should look into TIF agreements and creating one to help with the Towns financial future. Mr. Barry said they would like to submit there Application for Site Plan Review within time for the next Planning Board meeting. Mr. Roberts said they hold meetings on the 1st Thursday of the month, so the next meeting would be January 3rd. Mr. Barry asked if maybe the Planning Board could hold there meeting on the 3rd Thursday to give them a little extra time because they would really like to have it submitted by January. Mr. Roberts said maybe they should just do it in February. Mr. Barry stated they would be in touch with the Town

Old Business

No Old Business was discussed

CEO Report --James Butler Jr. was present and told Planning Board members he had just accepted the position as Code Enforcement Officer for the Town of Livermore Falls and was working on getting familiar with the Towns ordinances and procedures and was looking forward to working with the Planning Board and doing whatever he can to help.

Meeting adjourned at 7:30 PM