



# Town of Livermore Falls

Planning Board Meeting

## Agenda

December 7, 2005



Special Meeting

### Old Business:

1. Call meeting to order
2. Pledge of Allegiance
3. Vote to accept minutes from special meeting of November 22, 2005
4. Review CEO's follow-up report concerning Wayne Parker Sr.'s property
5. Note receipt of Jay's Mobile Home Park Ordinance and Amendments package

### New Business:

1. Review Site Plan Application for Keiran Chiropractic; a business that has been in Livermore Falls for 25 years, moving to a new location. (see notes to Chair)
2. Review Site Plan Application for Dunkin' Donuts (see notes to Chair)
3. Review Site Plan for Charles Barker, Pineland Mobile Home Park. Hunton Loop (See notes to Chair)
4. Review issues in "Shoreland Zoning News" relating to mandatory amendments adoption
5. Note CEO request to table discussion for next meeting concerning standardizing office forms and templates

### Other Business:

*Motion to Adjourn: Thank You for being an active participant in Livermore Falls!*

CEO: office 897-3321 · cell 931-8547 · fax 897-9397 · [lfceo@lfme.org](mailto:lfceo@lfme.org)  
The Planning Board meets on the First Wednesday of each Month at 6:00



# Town of Livermore Falls

Planning Board Meeting

## Minutes

December 7, 2005

Special Meeting

Members Present: 1. Roderick Wright \_\_\_\_\_ 2. Guy Palmieri  x  3. Veronica Pillsbury  x   
 4. Elecia Pillsbury  x  5. Nancy McManemon  x  6. Fran Szostek \_\_\_\_\_  
 7. Steven Deschene  x

Others Present:   Cora Briggs – <sup>Advertiser</sup> ~~Sun-Journal~~, Brenda Medcoff, Danny Bouzianis, Daniel Silvestre (?), Christine Silvestre, Larry Bastian, Patrick Keiran

Meeting called to order by  Guy Palmieri  at  (?) , followed by Pledge of Allegiance.

Moved to accept  Veronica and Steve  Second:  Nancy (?)

Minutes accepted  x  Not accepted   With changes   Members for  2,3,6,7  Abstaining  0

### Old (unfinished) business

- Follow-up on Wayne Parker's property; CEO said there is no sign of business at this time

### New Business:

- Larry Bastian and Danny Bouzianis presented the Dunkin' Donuts site plan application and opened discussion before the board. Status was indicated as waiting for confirmation by DOT (approval?) after DOT's traffic study; DOT(?) has suggested adding granite curbing. DOT needs to approve new location curb cut. There is currently no irrigation system, but Dunkin' Donuts agrees to do own watering of landscaped areas. Nancy asked about interior of building. Danny said there would be 24 seats, 12 tables, one or more handicap accessible tables. Department of agriculture to do final inspection (?) OSHA (?) Veronica asked about opening date, Danny said next summer. Inquiries were made in regard to proper lighting as not to disturb residential neighbors; Larry assured these were being addressed
- Site Plan for Kieran Chiropractic was approved
- Discussion about possibly adopting some of Jay's recent ordinance amendments; tabled until next meeting
- Shoreland Zoning News discussion tabled until next meeting
- CEO's request to discuss the standardization of forms tabled for next meeting

Motion to Adjourn 1. Roderick Wright \_\_\_\_\_ 2. Guy Palmieri \_\_\_\_\_ 3. Veronica Pillsbury \_\_\_\_\_  
 4. Elecia Pillsbury \_\_\_\_\_ 5. Nancy McManemon \_\_\_\_\_ 6. Fran Szostek \_\_\_\_\_  
 7. Stephen Deschesne  x

Second 1. Roderick Wright \_\_\_\_\_ 2. Guy Palmieri \_\_\_\_\_ 3. Veronica Pillsbury \_\_\_\_\_  
 4. Elecia Pillsbury  x  5. Nancy McManemon \_\_\_\_\_ 6. Fran Szostek \_\_\_\_\_  
 7. Stephen Deschene \_\_\_\_\_

Meeting Adjourned: 7:05

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Paula Coombs  
Code Enforcement Division  
Livermore Falls Town Office  
2 Main Street  
Livermore Falls, ME 04254

Planning Board Handout  
Meeting Date: December 7, 2005

## To the Planning Board - FYI – Site Review for Keiran Chiropractic

This Site Review Application came through Brenda Medcoff, who brought it into the office. Following are the items I would like to bring to your attention:

- On number 3, page one of the application, I believe that it **should indicate three employees**, to include himself
- His fee of 25.00 was paid. Brenda thought that it should only be 10.00 because his square footage is less than 2,000. However, the fifth page of the application form is an excerpt from our ordinance reading "...shall accompany a fee of \$10 plus \$10 per 2,000 sq. ft. **or portion thereof...**" 18,000 is the "portion thereof" indicated here, and I believe the correct fee is twenty dollars. I have had Dawn cash the check and I have mailed a refund to Mr. Keiran (see attached photocopy)
- Although we, at the town office, are abutters to said property, Brenda did not have an abutter's notice mailed to us because we are privy to the situation, so **some statement should go into the minutes indicating that we are aware (as abutters) of Mr. Keiran's plans and that an abutter's notice (to us) was waived.**

If there are no objections from the Planning Board, or oversights on my part, I recommend we approve this application and wish Mr. Keiran continued success.

Sincerely,

Paula Coombs, CEO

*Thank You for being an active participant in Livermore Falls!*

Code Enforcement Office Hours: \*Weekdays 6:00am to 7:30am & 3:30pm to 7:00pm

*\*CEO hours are  
subject to change  
without notice*

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## To the Planning Board - FYI – Wayne Parker Sr.'s Property

I regret being unable to attend the Planning Board Meeting on December 7, 2005, but wanted to relay some information for your review in regard to concerns that Veronica Pillsbury raised at the Special Planning Board meeting of November 22<sup>nd</sup> having to do with activities at 54 Depot Street, Map 18, Lot 103, owned by Mr. Wayne Parker Sr..

Veronica's concern was that some of the types of activities observed at that property combined with the volume of traffic, could indicate that the owners are doing business, planning to do business at this location, or may be subletting it to a second party who may be conducting a business at said property without having first submitted a Site Plan Review and coming before The Planning Board for approval.

I visited the site at 54 Depot Street to inquire, but was unsuccessful in regard to making contact with anyone at the time of the visit. I saw no signs of business-like traffic or activity at the time I stopped there. On November 28<sup>th</sup>, I was able to reach Mr. Parker Sr. by phone to inquire about activities in the basement portion of his building. He said that he plans on making it a rental (dwelling) unit in the near future.

I will continue to monitor the property for the purpose of staying abreast of issues that would be of interest and concern to the Planning Board.

Sincerely,

Paula Coombs, CEO

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## To the Planning Board - FYI – Jay's Subdivision Amendments

I regret being unable to attend the Planning Board Meeting on December 7, 2005, but wanted to relay some information for your review in regard to the Subdivision Amendment Proposal that Guy Palmieri raised at the Special Planning Board meeting of November 22<sup>nd</sup>.

Guy handed out copies of an article printed in the Sun Journal by Donna Perry, titled "*Panel Proposes Ordinance Changes*" concerning amendments being drafted and considered by the town of Jay, having a great deal to do with land use requirements and fees – more specifically within subdivisions.

Guy suggested we review their proposed amendments for the purpose of selecting those that would be applicable to our town's objectives.

I contacted Ruth Marden (Shilo Ring, Jay's CEO was out) who assured me she would relay my inquiry to Shilo and have her send us drafts of their proposed ordinance amendments.

Should I receive them prior to the meeting of December 7, I will attach them to this letter for your review. I have also attached for your reference, the portion of the original article Guy handed out.

Ruth was eager to cooperate with us, and more than willing to provide the information we are requesting. I anticipate continued cooperation with the municipality of Jay.

Sincerely,

Paula Coombs, CEO

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## Follow-up Form

Contact Person/Company \_\_\_\_\_ Phone/Fax \_\_\_\_\_

Circle one:    Called    Stopped In    Faxed Info    E-mailed    Letter send by standard pos

Time \_\_\_\_\_ Date \_\_\_\_\_ Signature of receiver \_\_\_\_\_

Issue/Inquiry/Info: \_\_\_\_\_

### Additional Notes

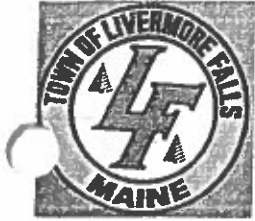
Dave A. from Mainland Dev. called inquiring about ordinances + amendments regarding subdivisions. (11/28/05) I made copies for him along w/ site plan review packet and dropped them off the same day. He returned the packet with maps (12-1-05) but the site plan review was not filled out or abutter's notified to my knowledge. I've placed the maps in the box in my office for you to hand out to the P. B.

Thanks, Paula

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Paula Coombs, CEO  
Code Enforcement Division  
Livermore Falls Town Office  
2 Main Street  
Livermore Falls, ME 04254

Mainland Development  
Attn: Dave Adelson  
PO Box Q  
Livermore Falls, ME 04254

Dear David,

November 28, 2005

I am writing in response to your inquiry (#21FUL) regarding Lot 32, Map 23 located on Hunton Loop in East Livermore.

First, I would like to thank you for calling our office with your questions before making changes to a pre-existing lot. It's always much easier to prevent an unintended violation than to correct one. Although the concept is difficult for some people to embrace, we are all on the same team, trying to grow Livermore Falls and continue to "raise the bar" without denying the rights or freedoms of the people.

I have reviewed the original ordinance and related amendments concerning Subdivisions within our jurisdiction. I have enclosed both the map and the amendments for your review, having highlighted the items that are applicable to your inquiry.

I've also enclosed a Site Plan Review for you to fill out. If you get this right back to us, you can bring it before the board at the December 7 Planning Board meeting. Do not concern yourself with all the requirements listing in the amendment concerning re-subdivision unless you are changing the size of the lot. It is my understanding that the lot is to remain the same size; you are simply making changes within the lot.

Please call if you have further questions.

Sincerely,

Paula Coombs, CEO

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## Panel proposes ordinance changes

By Donna M. Perry, Staff Writer

Thursday, November 17, 2005

JAY - Planning Board members proposed an increase to the minimum road frontage needed in a subdivision but added some flexibility to minimum lot sizes in subdivisions.

The board worked on an amendment Tuesday to the Jay Environmental Control and Improvement Ordinance that makes several changes to the town's governing of land uses and industrial oversight.

For the most part, the changes add language to the ordinance so it will be in line with state standards and other town ordinances, and adds or clarifies definitions.

The amendment will go before selectmen at 6 p.m. Monday, Nov. 21, at the Community Building.

One of the proposed changes is increasing subdivision application fees from the current \$100 base fee plus \$40 per lot or dwelling, Code Enforcement Officer Shiloh Ring said.

The proposed fees would be \$100 per lot or dwelling, plus an additional \$150 for each lot or dwelling to be used if the board needs to hire services such as a traffic study. The extra \$150 would be refundable if not used.

During a review of the draft amendment, which is expected to go before voters in December, Planning Board Secretary Barbara Cook suggested the town increase the minimum lot size in a subdivision to two acres rather than the 40,000 square feet for each dwelling unit that currently exists.

The proposed change in the ordinance calls for the minimum lot size in a subdivision to be 40,000 square feet, except for any multiple-unit housing,

11/17/2005

<https://www.sunjournal.com/news/franklin/20051117119.php>