

Town of Livermore Falls
Office of the Planning Board

Tom Barker - Chair
Carole Barker - Vice Chair
Tim Fournier

Bill Bailey
Gayle Long, Secretary
Brandon Hobbs, CEO

Planning Board Meeting Minutes

Wednesday December 21, 2022
Livermore Falls Town Office

ATTENDEES: T Barker, T Fournier, B Bailey, G Long, B Hobbs

6:30 pm Tom Barker called the meeting to order

- 1 Approval of Meeting Minutes: November 16, 2022: Motion to Approve: B Bailey; Seconded: G Long VOTE 3-0
- 2 Old Business:
 - a. Site Plan Review Ordinance – Tabled until the CEO can do further research to understand what other communities have for an ordinance. The State has asked all towns to standardize terminology from Selectmen to Select Board.
 - b. Tiny Houses – Tabled until the LF BUILDING LOTS STANDARDS ORDINANCE can be correlated to the STATE Tiny House Regulation Title 30-A.§4363. The CEO has suggested an edit be made to the BUILDING LOTS STANDARDS ORDINANCE. The current ordinance states that the structure has to be greater than 400 square feet in size. The STATE defines a Tiny Home as 400 feet or less and constructed by IBC or mobile home building codes. Since May 2022, there have been 11 inquiries about building a 'tiny house' within the Village. Motion to table the discussion: T Fournier Seconded; B Bailey VOTE 4-0
 - c. Excrement on the highway: CEO update: The new Amish Community has agreed to address this immediately.

New Business

- 1 CEO: New Businesses need to complete Site Plan Review Applications. There are 4 new businesses that are planning to open but haven't completed the Site Plan Review Application; a dive/scuba shop adjacent to the FOOD CITY (1.18.23 – CEO reported that it is not going to open) ; a hair dresser in the basement of the former Knapp physician's office on Main Street (1.18.23 – CEO reported that he has not received a Site Plan Review Application); Renovation CrossFit in the AYS office; a pub at the former Moose Hill Diner on route 17 (1.18.23 – CEO reported that the potential buyer is not going to buy the property). T Fournier suggested that a new business packet be developed that landlords can give to

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- anyone who is interested in renting existing real estate. The Planning Board members will each compile a list of items that should be included in a Welcoming Business Packet that will be discussed at the January meeting.
- 2 Comprehensive Plan Committee Update: The final draft of the Resident and Business questionnaires have been sent to the Town Manager for review to be included in the Jan 3 Select Board meeting agenda.
 - 3 T Barker received a complaint about a building on Pleasant St that the rebuild is too close to the property line. The CEO has reviewed the property since the original building permit was issued. The CEO has discussed the current building with a licensed building inspector to check the validity of the building.
 - 4 **Public Participation A** question was asked: If one of the Cannabis shops closes can someone else buy the location and reapply for another Medical Marijuana license. The resident asked if there can be an Emergency Moratorium to limit the number of Medical Marijuana retail stores within Livermore Falls until the amended Medical Marijuana Ordinance is voted on and approved. The Resident had heard that this was done in another town and will check and report back at the next meeting. The CEO will check with the Town Manager
 - 5 Motion to Adjourn G Long: Seconded B Bailey VOTE 4-0

Next meeting: January 18, 2023