

# *Town of Livermore Falls*

*Office of the Planning Board*

**Tom Barker – Chair**  
**Carole Barker - Vice Chair**  
**Tim Fournier**  
**Arin Quintel, Alternate**

**Bernal 'Bill' Bailey**  
**Gayle Long, Secretary**  
**Roland Castonguay, Interim CEO**

## **Planning Board Meeting Minutes**

**Wednesday February 21, 2024**

ATTENDEES: C Barker, B Bailey, G Long, A Quintel, CEO-R Castonguay

6:30 C Barker called the meeting to order following the Pledge of Allegiance

### **1. New Business**

- a. Presentation of Site Plan Review Application from Curtis Y Neufield, Priority Real Estate Group, LLC for expansion of the Rusty Lantern, 1247 Park Street: Priority Real Estate is based in Brunswick. The new store will have more room, increased food line, indoor and outdoor eating as well as a gazebo. There will be 3 pump stations for 6 fueling stations. Increased parking area for both large trucks and Trailor Trucks. Ground breaking is proposed for April/May with an anticipated opening in the Fall. Usually there are about a dozen employees. There will be new drainage around the pumps to minimize water collection. It will be open 24-hrs/day; 7 days a week. Motion to accept Site Plan Application B Bailey; Seconded A Quintel VOTE 4-0
- b. Review Letter that will be included in the 2024 Livermore Falls Annual Report Motion to accept the Planning Board Annual Report Letter C Barker; Seconded B Bailey VOTE 4-0

### **2. Old Business**

- a. Review Minutes January 17, 2024 meeting Motion to accept B Bailey, Seconded: A Quintel VOTE 5-0
- b. Review Erica's Draft of Combined Ordinances with Erica Bufkins:
  - i. Building Lot Standards Ordinance (6.11.2019)
  - ii. Minimum Lot Size Ordinance (3.20.1975)
  - iii. Mobile Home Park Ordinance (6.3.1991)
  - iv. Subdivision Ordinance (3.9.1981)
  - v. Addressing OrdinanceErica is finalizing the changes. Motion to Table the discussion until the next meeting, B Bailey, Seconded, G Long VOTE 4-0

### **3. Public Participation None**

7:22pm Motion to Adjourn G Long, Seconded, B Bailey VOTE 4-0

**Next Meeting March 20**