

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
Michelle Moffett, Alternate
Rick Haas, CEO

Planning Board Meeting Minutes
Wednesday March 19, 2025

Attendees: B Bailey, M Moffet, T Fournier, G Long

6:30 pm: B Bailey called the meeting to order with the Pledge of Allegiance to the American Flag.

1. OLD BUSINESS

- A. The Minutes from the February 19, 2025 meeting were reviewed. Motion to Approve as written, G Long, Seconded; B Bailey **VOTE 4-0**
- B. CEO, Rick Haas provided a quick review of his 30 years' experience as a contractor working with all of the Trades and 5 years as a fully certified CEO. He plans to use common sense and understands that he has to educate those that don't know all the rules and laws. Rick will work with the Town Manager and Select Board as well as the State statutes when there isn't an ordinance. He's willing to work with people who are in violation of an ordinance. He will give willing owners some wiggle room and if they don't work with him, then they will receive notices of violation.
The UBEC code is a new law for towns with a population of 4,000 or more. We are getting close to the minimum population. Rick suggests that we should be prepared with the training so that everyone will be familiar with what is needed to be compliant with these new laws.
- C. The final discussion was completed for Site Plan Review Application by Jim & Jared Boyle: Environmental Permitting & Inspection, LLC, 25 Dundee Rd, Gorham, ME 04038 for development of an 18-lot subdivision on Moose Hill and Souther Roads (Former Parker Farm). The project will be scheduled for a Public Hearing April 16 at 6pm. They will provide the CEO with the Abutter certified mail receipts.
 - The Boyles have changed the topo lines to 5 ft. The lot line adjacent to the farmhouse has been changed so that it doesn't dissect the house. They are talking with Mr. Clark. Abutter, who has a wood-road with a right of way access adjacent to the south part of the Farm's Edge. It's also a shared driveway with another abutter, Mr. Marin. These will be recognized on the map.
 - The Boyles have talked with the Fire Chief to understand what will be needed to burn the old farmhouse. The house has been inspected for asbestos and only a small floor area in an entry had asbestos. This has been removed and remediated. The Fire Chief said that there are several agencies that will have to be involved in determining if and when it can be burned. There is a neighbor who is interested in buying the lot with the old farm.
 - The CEO will handle the addressing of the lots when the owner starts the building process with the permits.

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- Sebago to the Sea Realty LLC, 207-318-3300 will be handling the lot sales.
- Lot 9 along the brook (1.97 acres) will be made larger to be a 2-acre lot. The land will be taken from LOT 8. The Public Hearing will be April 16 at 6pm.

2. NEW BUSINESS

- A.** Mr. Dana Cummings, owner of Sugar Kush Medical Cannabis on 31 Pleasant St, has asked for permission to put two parking spaces on Church Street. His original agreement with the Town was to create parking spaces on his property on Baldwin St, on his property adjacent to the retail store. During the original application, it was determined that the area that he would like to add parking is too narrow, too close to both a driveway and fire hydrant and could be hazardous to the vehicles and/or tractor trailers turning from either Pleasant or Church Streets. Motion to deny the request for additional parking on Church Street per the original Select Board Decision T Fournier; Seconded B Bailey, **VOTE 4-0**. G Long will send Mr. Cummings a letter to indicate the decision.

3. CEO UPDATE: The CEO will start March 31, 2025. His schedule will be Monday through Thursday, 7:30am.-5:30pm

4. PUBLIC PARTICIPATION - none

7:45 T Fournier made the Motion to Adjourn, Seconded B Bailey, **VOTE 4-0**

Next meeting: April 16, 2025