

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
Todd Donaldson, CEO
John Barbioni, Alternate

Planning Board Meeting Minutes

Wednesday May 15, 2024

Livermore Falls Town Office

6:30 pm

Attendees: T Barker, C Barker, T Fournier, B Bailey, A Quintel, J Barbioni, T Donaldson, G Long

At 6:30 pm, T Barker opened the meeting with the Pledge of Allegiance to the flag.

The PUBLIC HEARING for POLAND MEADOWS DEVELOPMENT, located behind Meadowbrook Apartments on Moose Hill Road was opened to the public. There were several questions to Mr. Butterfield about the overall aesthetics, Homeowner Association Agreement, road and lawn maintenance, trash management, overall management and security of his plan for the mobile home park. The Public Hearing was closed at 7:10.

1. Old Business

A. The Board reviewed the Updates and Additions to Site Plan Review Application from Mr. Butterfield for the Poland Meadows Development. The Planning Board accepted the Site Plan Review Application with the following Conditions:

- The CEO must receive a copy of the property covenants and restrictions that will be included in the HOA (Homeowner Association Agreement) before the mobile homes can be placed at the site.
- Mr. Butterfield must provide a copy of his Mobile Home Park STATE License to the CEO before any mobile home can be moved to the property. (He has applied for his STATE Mobile Home Park license.)
- The CEO must receive a copy of the Addressing paperwork from the Chief of Police before the road can be built on the property.
- Each Mobile Home lot must have fencing, trees and landscaping.

MOTION to approve the Site Plan Review Application with the four conditions T Fournier, SECONDED G Long, VOTE 5-0

G Long will send a letter to Mr. Butterfield itemizing these conditions. Once these conditions have been met, the Site Plan Review Application will be forwarded to the Select Board for Approval of the Project.

- B. The Minutes from April 30th meeting were reviewed without discussion. MOTION to approve B Bailey, SECONDED C Barker VOTE 5-0

2. NEW BUSINESS

- A. The Whites were not available to present. The Review and Discussion for this Site Plan Review Application for EMERY RECOVERY HOUSE (Janine & Kenneth

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White) 80 Park Street will be postponed until next meeting. G Long will call them to let them know.

3. PUBLIC PARTICIPATION – Susan Wilkins (39 Camp Ground Rd) has a barking dog issue on Park Street (close to her property). She would like to have the barking dog ordinance rewritten to address the length of time a dog or dogs can bark before it becomes a nuisance. She had talked with the prior Chief of Police that has recommended that she record the time and date of the barking along with the length of time the dogs bark. He recommended that she record the incidents as he and other officers have gone to the home of the dogs at a variety of times during the day/week and have never heard any barking. He offered her a small recording device that she can use to document this. She hasn't had time to make a chart or record the barking. Chief Haroon said that when we have a draft of the updated ordinance, he would be happy to review it with us.

The Town Manager has provided this information to the Select Board (June 4), and they have asked us to update the Dog Barking Ordinance to include issues with all animals inside and outside of the Village area with a goal of having it ready for a Town vote at the November 2024 election.

After discussion, the Planning Board has decided that the Property Maintenance Ordinance needs to be amended to include ALL properties, not just those in the Village area. The Town Manager has provided our concerns to the Select Board (June 4), and they have asked us to update the Property Maintenance Ordinance with a goal of having it ready for a Town vote at the November 2024 election.

At 7:30 B Bailey made a Motion to adjourn, SECONDED T Fournier VOTE 5-0

Next meeting: June 20, 2024