

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

Planning Board Meeting Minutes

Thursday June 20, 2024
Livermore Falls Town Office
6:30 pm

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

6:30 pm T Barker called the meeting to order with the Pledge of Allegiance to the American Flag

1.Old Business

A. The minutes from the May 15th meeting were reviewed Motion to approve: B Bailey, Seconded C Barker VOTE 5-0

B. Janine and Kenneth White presented their initial Site Plan Review Application for EMERY RECOVERY HOUSE on their property at 80 Park Street. Janine is a NP at Franklin Memorial Hospital and said that the recovery house will be a residence for 12 people. They plan to start with a Level 2 Treatment facility with future plans to move to Level 4 which would include medication. They will have to be a member of the Maine State Recovery for Level 4 before they can give medications.

Social workers would be on site to provide therapy sessions. Most residents would be on site 6 to 9 months. The residents would be free to come and go as they want to. Ken Smith said that they are free to go anywhere at any time they want to. The residents will not be allowed to have visitors. The Whites are planning to arrange for some type of bus service to take the residents to a Recovery Center in Farmington where they can meet with their loved ones. Parking would be for 3 on-site staff, deliveries, maintenance and visiting Social Workers. They are hoping to have 6 spaces. There will be an 8 foot fence around the property. All resident's backgrounds will be checked, no criminals or pedophiles will be allowed in the programs. There will be surveillance cameras throughout the building and grounds. This will be a non-profit business supported by the State funds. Most patients would be coming from the Town or Androscoggin County. They will be assigned to the center by a judge.

The Whites will need to provide description for Level I and Level II of Service. The Whites said that there would be a full time, 24/7 house manager on site who will:

- a. manage the phone
- b. manage the residents and their needs and support
- c. arrange/oversee the counseling schedules

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- d. do all the cooking
- e. oversee housekeeper/s & lawn/snow maintenance
- f. perform random drug and alcohol screenings

The Whites said that there will not be any need for security personnel. Level III Service needs more counseling and usually needs medication assisted treatment which will require more staff. Level IV Service needs counseling everyday with medication assistance, the residents will not leave the house. The Whites said that the staffing needs are determined by the STATE for a house manager, social workers, cooks and other staff. The Whites will have to get a Review and Certification from the STATE MARR (Maine Association Recovery Residence) before it can be officially opened.

The Planning Board agreed that there will need to be a site walk through to include Planning Board Member/s, the CEO, the Police Chief, the Fire Chief and atleast one Select Board member. Based on the rough drawing presented by the Whites, currently there are issues with, room identification, egress, fire escape and potential parking issues.

T Fournier made the Motion to Table further discussion until the next meeting, July 17. More information needs to be gathered and reviewed by the Planning Board. More information needs to be provided by the Whites. Seconded by C Barker VOTE 5-0

PUBLIC DISCUSSION: Shane Moffet, 6 Oak Street, who owns two of the adjacent abutting properties is concerned about the impact of this business on his 6 children and the family with a small child who are leasing one of his adjacent properties. He is very concerned about these residents or their friends/family having a dangerous impact on the neighborhood. He is scared that there is no plan for any security. Mr. Moffet is wondering why the Town has not responded to the Abutters notices; T Barker explained that the Site Plan Review Application is the very initial part of the discussion for this business. At this time, no information has been forwarded to anyone else for discussion.

Mr White said that he understands the issues that Mr Moffet has mentioned but states that there is a tremendous need for therapy residences for people with drug and alcohol addictions. Mr. Moffet asked if the Recovery Residence was going to be funded with State funds. Mr. White said that there are resources from both the State and Federal agencies to support this initiative.

Mrs. Moffet said that she is concerned that the Whites don't live in or close to this community.

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2. NEW BUSINESS

- A. Since John Barbioni has been elected to the Select Board, He has resigned as an Alternate to the Planning Board. He cannot serve on both. Motion to accept J Barbioni’s resignation; G Long, Seconded, B Bailey VOTE 5-0
- B. The Town Manager and Select Board have asked the Planning Board to amend and update the DOG CONTROL ORDINANCE to include fowl and livestock guidelines and restrictions for owning and management. They would like to have this available for a Town vote in the November election. G Long provided a rough draft of a new Animal and Dog Control Ordinance. Everyone will review and discuss at the next meeting.
- C. The Town Manager and Select Board have asked the Planning Board to amend and update the Property Maintenance Ordinance to include all properties in the Town. They would like to have this available for a Town vote in the November election. B Bailey provided a rough draft of a new Property Maintenance Ordinance. He changed the enforcement section. He will look at the State Junk Yard restrictions; permanent Yard Sales and large Trash Receptacles. Everyone will review and discuss at the next meeting.

A Select Board member, J Long, thanked the Planning Board for looking at these 2 ordinances so that the Town can be more forthright when dealing with these issues. The Select Board needs something with teeth. Motion to Review at the Next Meeting B Bailey, Seconded by T Fournier VOTE 5-0

3. DISCUSSION – T Fournier will coordinate a group to walk-thru the White property at 80 Park Street at 5:30 on Wednesday, July 17th.

4. PUBLIC PARTICIPATION

7:55 Motion to Adjourn: B Bailey, Seconded by C Barker VOTE 5-0

Next meeting: July 17, 2024