

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 April 16, 2025

Attendees: T Barker, C Barker, B Bailey, M Moffett, G Long, CEO and A Quintel

6:00PM: T Barker opened the Public Hearing with the Pledge Allegiance to the American Flag.

The PUBLIC HEARING for Farms Edge/West View Eighteen (18)-lot Subdivision on Moose Hill and Souther Roads. (Former Parker Farm) presented by Jim & Jared Boyle, Environmental Permitting & Inspection, LLC, 25 Dundee Rd, Gorham, ME 04038. Ninety-three (93) acres with 13 lots and eleven (11) acres with 5 lots. All have passing soil tests. The Boyles develop subdivisions; they do not sell houses, just lots. Some of the lots will have shared driveways. The Public Works Foreman, Mr. B Nichols, said that the Town will put in culverts when necessary and the owner will pay the Town for all materials and labor.

One of the Abutters adjacent to a lot in Farm's Edge Subdivision is concerned that about 4 feet of his driveway is on the Boyle property and he doesn't want to rebuild his driveway. The Boyles will give Mr. Marin a legal binding agreement for a driveway easement.

7:15PM B Bailey made the Motion to Close the Public Hearing. Seconded: M Moffett VOTE: 5-0

7:16PM T Barker opened the Planning Board Meeting

1. OLD BUSINESS

- A.** The Minutes from March 19, 2025, were reviewed. G Long made the Motion to Approve. Seconded: B Bailey VOTE 3-0 Abstained VOTE: 2

2. NEW BUSINESS

- A.** The Site Plan Review Application for Farms Edge/West View Eighteen (18)-lot Subdivision on Moose Hill and Souther Roads was reviewed. C Barker made the Motion to Approve **West View Subdivision Application**. Seconded: B Bailey VOTE: 5-0

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

B. C Barker made the Motion to Approve Farms Edge Subdivision Application. Seconded: G Long VOTE: 5-0

3. CEO UPDATE: Rick Haas was born in Lewiston; grew up on a farm in New Glouster; he owned a goat farm for 10 years; went to Husson College and has been in the Building trades for over 30 years. Recently he was the CEO in New Glouster. He will also be the Health Officer, the Building, Plumbing and Electrical Inspector for the Town. He will work with the STATE statues when there are no Ordinances. He is initially working through the long list of resident complaints.

Recent Property Visits have included

- 61 Knapp St.- neighbors’ complaints for animals that include bad odors, manure, flies, rats
- 49 Pomeroy Hill Rd – raw sewage leaking into the forested wetland
- One Rental Housing Inspection in East Livermore resulted in a written violation to the landlord
- He’s looking at Abandon Properties and answering other complaints

The Town Manager has asked Rick to share that the Amended Cannabis Ordinance be reviewed and readied for a June public vote. There will be a Public Hearing for the Draft on May 7 at 6PM. Copies of the Draft will be sent to the Manager, Select Board, CEO, and Police Chief prior to the Public Hearing. The Manager will disperse copies to the current Cannabis businesses.

4. DISCUSSION: B Bailey looked at the website and the Development Standards Ordinance does not have an effective date nor was it stamped. He will update the Town Manager.

5. PUBLIC PARTICIPATION

8:10PM B Bailey made the Motion to Adjourn. Seconded C Barker VOTE 5-0

Next Comprehensive Committee Meeting: TBA

Next Planning Board Meeting: May 21, 2025, 6:30pm