

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
Richard Greenwald, CEO
Michelle Moffett, Alternate

Planning Board Meeting Minutes

Wednesday October 16, 2024 Livermore Falls Town Office

6:30 T Barker opened the meeting with the Pledge of Allegiance to the Flag and a Call to Order

1. OLD BUSINESS

The Minutes from September 18th meeting were review and accepted with 2 clerical errors. The Motion to accept as corrected B Bailey, Seconded: T Fournier VOTE 4-0

2. NEW BUSINESS

A. Jason Kern of Undisclosed, LLC presented his Site Plan Review Application. He will be converting the office space at 37 Main Street to Residential Use. 550 sq ft for an efficiency unit. Completion within 6 to 8 weeks. The Contractor is from Lewiston. Electrical and Plumbing permits are in place. T Fournier made the Motion to accept the Application and waive the need for letters to abutters. Seconded by C Barker: VOTE 5-0

B. Via Remote Video: Presentation for Solar Plans for 151 Diamond Road for 720kw AC by Aegis Renewable Energy, LLC, 340 Mad River Park, Suite 6, Waitsfield, VT 05673; Chris Alger, ASP Director of OEM & Safety and Leah Bellus, Project Development Manager (cell:802-279-0162, main:802-496-5155) CEO Mills also attended. Leah said that brown mounted solar project at 151 Diamond Rd. would have a 740 ft access road from Diamond Rd. The natural resources and wetland surveys and reports are completed. The Livermore Falls CEO has provided setback restrictions. There's a total of 2.7 acres of tree clearing that will be done to mitigate shade and 6.8 acres of clearing for total project. It's not within view of the roadway or any neighbors. There is a small triangle of wetland buffer. They plan to have a minimum of 75 feet of clear space around the project to mitigate shade. The property is leased by KIND energy, Aegis is managing the project for KIND. Aegis will handle all responsibilities of building the access road and continued maintenance. The project is planned for a 25 year project though the panels may be still good for 30 or 40 years. Once the CEO has all the information and the Planning Board has reviewed the application, a Public Hearing will be scheduled for December 4th.

C. Next Comprehensive Plan Committee Meeting November 13 at 5:00pm

4. DISCUSSION – In December 2021, the Town Manager at that time mandated that all Site Plan Review Applications had to have final approval from the Select Board. The Current Town Manager, Carrie Castonguay has corrected this assumption as the Planning Board Ordinance gives the Planning Board the Final authority to APPROVE all Site Plan Review Applications. They will not need to go the Select Board in the future unless it's a Medical Cannabis or Retail Application.

5. PUBLIC PARTICIPATION – There is a resident that is concerned about the materials used in Solar Projects. She may start a petition to get more representation from the residents to either halt the installation of further projects or have a moratorium on their installation.

The Select Board would like the Town Manager to post the Ordinances, Planning Board Meeting Agendas and Approved Minutes on the Town's Facebook and Website. She is working with staff to accommodate this along with other documents that the Public would like to see.

7:35 T Fournier made the Motion to Adjourn; Seconded: C Barker VOTE 5-0

Next meeting: November 20, 2024