

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
Roland Castonguay, Interim CEO

Planning Board Meeting Minutes

Wednesday July 17, 2024

Livermore Falls Town Office

6:30 pm

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

6:30 T Barker called the meeting to order followed by the Pledge of Allegiance to the American Flag

1. OLD BUSINESS

- A. Minutes from June 20th meeting reviewed Motion to Approve Bailey; Seconded C Barker VOTE 5-0

- B. At 5:30pm, prior to today's meeting, T Fournier, T Barker, B Bailey, a member of the Select Board and CEO had a scheduled meeting with Mr & Mrs. White at 80 Park St to review the preliminary Recovery House plans. The Public Works Foreman has not had a chance to review the proposed plan to park 6 vehicles or review egress plans. There were not any drawings or plans to review. Mrs. White provided copies of some Maine Association of Recovery Resident guidelines though not all will apply to their prospected plans. Initially, the Whites had planned to have a House Manager provide meals and 24-hr supervision for the residents, but Mrs. White said that they have changed their plans and all residents would be held responsible for their own meals and groceries (food store is 0.8 miles from the residence). The residents will not have motorized transportation. Mrs. White said that the residents will be 'free' to move around the residence and can leave at any time unsupervised. Each resident will have to sign an ETHICS Agreement and if they are not compliant, the resident will be discharged into the community without a plan or destination. Originally, the Whites had said that the residents would be screened and would not be coming from the Legal System, they would be medical referrals. However that has changed, Mrs. White explained that the referrals would be coming from the courts and they would screen them to assure that they would be appropriate for the Recovery House. At this time, Mrs. White did not have a plan to address residents with dual diagnoses.

At this time, there isn't a completed copy of the Site Plan Review Application will need to be submitted before further discussion can be done about this application. T Fournier asked what certification they will be licensed through and Mrs. White said they have to meet the requirements of the MARR (Maine Association of Recovery Residences)

Questions were asked about the lack of a plan for sprinklers in the building. Mr White said that he is a licensed and insured contractor in the State of Maine. He will work with the State Fire Marshall and will build to meet all of the State building codes. Mr. White will provide a drawing of proposed rooms and building updates. Mrs. White provided some information relative to the Level of Care

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(Level II) for the proposed Recovery House. The Whites stated that if the building can not be used for a Recovery house, their plan is to update the house to be a private residence that will be available for rent.

Further review and discussion has been tabled until the CEO/Planning Board receives drawing plans and the Public Works Foreman has a chance to review egress and parking plans. Motion to Table the Discussion T Fournier; Seconded B Bailey VOTE 5-0

2. NEW BUSINESS

- A. T Donaldson has resigned as CEO, R Castonguay will act as Interim.
- B. Everyone has a copy of the draft of the ANIMAL AND DOG CONTROL ORDINANCE. Further discussion is tabled until the August 21st meeting. Motion to Table further discussion B Bailey, Seconded G Long VOTE 5-0
- C. Everyone has a copy of the draft of the update to the PROPERTY MAINTENANCE ORDINANCE that B Bailey has sent to you via email. B Bailey took some of the wording from the State's "Auto Junkyard" guidelines. He added a section to define Yard Sales; he has removed the 'Village Area' delineation so that the ordinance includes all properties in the Town; he added a timeline for cleaning up damaged property with a 60-day limit and he added guidelines for Trash Receptacles. The remainder of the document else has remained the same.
- D. Officers were elected for the new year; Tom Barker will retain the position of Chair –Motion to accept T Fournier; Seconded B Bailey VOTE 5-0
Carole Barker will retain the position of Vice Chair and Gayle Long will retain the position of Secretary. Motion to accept B Bailey; Seconded T Fournier VOTE 5-0

3. DISCUSSION The CEO reported that there are new owners of the MEADOWBROOK APTS whom he has met. The new owners are going to update and fix the decrepit buildings.

4. PUBLIC PARTICIPATION A resident suggested that there be a tiered fine process with an ultimate lien on the property that isn't maintained. This will be reviewed by the legal team that reviews all Ordinances.

A resident asked if we could amend the Cannabis ordinance to restrict the number of Medical Cannabis businesses to three in the Town. We explained that at the request of the Town Residents, the Planning Board amended the current ordinance. When it was given to the Town for a vote, it was overwhelmingly not approved. We explained that in order for this to be brought back to the Town for discussion, she should draft a petition to present to the Town Select Board.

7:25 Motion to Adjourn B Bailey, Seconded G Long VOTE 5-0

Next meeting: Wednesday August 21, 2024