

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 May 21, 2025

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

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

BUSINESS MEETING

1. OLD BUSINESS

- A. The Minutes from April 16, 2025, meeting were reviewed. T Barker asked that they be amended to include a name that was assigned to the list of properties in violation of the Rental Ordinance. The item was included. Motion to Accept the Minutes: B Bailey, Seconded: C Barker VOTE 4-0, Abstain 1

2. NEW BUSINESS

- A. Review/Discuss Next Steps for:
 - a. Animal/Dog Ordinance – Prior to the Town’s vote on the Animal Ordinance, T Fournier found a lady at the Transfer Station spreading incorrect written flyers. He met with the Amish Community to assure them that her information was not accurate. The CEO recommends that there be a separate committee that includes a couple of Planning Board members, a couple of small farmers, a couple of large farmers, and a Select Board member to address changes to the Animal Control Ordinance before it is sent to the residents for a vote. The Town may want to revisit a ZONING Ordinance. He suggested that the Dog section of the Animal Ordinance be removed to be a separate Ordinance.
 - b. A resident asked if the working Draft formats could be seen by the Public. Currently, working committees are not open to the public. All committees have to be approved by the Select Board before there can be a committee meeting. The CEO said that some towns always have a Select Board member on all committees. This has not been routinely done with the Livermore Falls Select Board though they have always had the option. G Long made the Motion to ask the Town Manager to discuss with the Select Board, the need to have three committees approved to review amendments to the Cannabis, Solar and Animal Control Ordinances before presenting them to the public for a vote. Seconded by B Bailey. VOTE 5-0

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3. CEO UPDATE: The CEO has made 38 site visits to respond to:

- Complaints by neighbors or tenants
- Issues identified by the Revaluation staff
- New Building/Construction inquiries.

He has been able to meet with some homeowners. When there is no one home, he documents the reason for the visit on the CEO door tags that is left on their door. Anyone who has already started building is offered a Free Building Permit. For Tax Record, the Building Permit Form should be completed. He said that out of 8 notices that he has given, 5 have done everything that he has asked. He has asked the property owners that have Property Maintenance issues to work with him within a reasonable timeline. Some residents have a lot of work to do but he is making regular visits and reviews, and they are making progress. When a property owner refuses to cooperate with Clean Up, he lets them know that **#4452** STATE Statute Requires that he put up a **No Trespassing** sign when the property is a danger to the residents or the public.

Rick attended a State organized 2-day training class pertaining to LD 2003. There are a lot of bills in Legislature now that are waiting for decisions related to building. If they pass, these new laws will impact our current ordinances, and these will have to be amended. be

T Barker said that he has received some complaints about our current Standards of Development Ordinance. He has advised the complainants that if there's an issue with an Ordinance or personnel, the issue must be written and submitted to the Town Manager. Some residents don't want to know that there are State and Town laws/ordinances that are enforceable.

Since having a full-time CEO is new for the Town, a Resident suggested that the Town Manager send a letter of introduction via the Town's website and Facebook page to introduce the new CEO and let them know that there have been a lot of rules that have always been in place but have never been enforced. He said that years ago when he bought land here, he was told by the Town Office staff that there were no permits needed for building. Most of the Ordinances haven't been easily available to the public until recently when the Town's website was updated. As an example, the CEO mentioned that the Ordinance for building permits was adopted by Livermore Falls residents in 1971.

4. DISCUSSION T Fournier would like to complete the Comprehensive Plan before other committees are created. The Town Manager said that the Committee for the Amended Cannabis Ordinance will be determined by the Select Board, there will be a member of the Select Board, a member of the Planning Board, two Medical Cannabis shop owners, (one on Main Street, one

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on Pleasant Street) and two community members who are not in favor of retail cannabis.

5. PUBLIC PARTICIPATION – Resident, John Benedetto says that he thinks that if more of the community is to be able to participate in the development of ordinances, more would pass. He is concerned that there is a lot of government overreach by the Federal, State and Town. He is concerned that Livermore Falls is going to become another Portland or Lewiston or Auburn. He thinks that what it takes to bring business back doesn't have anything to do with the Town's appearance or animal or dog ordinances. He thinks that everyone wants a safe community but is concerned about government overreach.

7:58 B Bailey made the Motion to ADJOURN, Seconded C Barker – VOTE: 5-0

Comp Plan Meeting – May 28, 2025 at 4:30 Interview Town Manager-June 10 @ 8:30

Next Planning Board Meeting: June 18, 2025, 6:30pm