

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 June 18, 2025

Attendees: T Fournier, B Bailey, G Long, A Quintel, M Moffett, CEO

6:30PM: T Fournier opened the meeting with the Pledge of Allegiance to the American Flag.

BUSINESS MEETING

1. OLD BUSINESS

- A. The Minutes from the May 21st meeting were reviewed with two typos identified – Motion to accept with typo corrections: G Long; Seconded: A Quintel **VOTE-3**, Abstain-2

2. NEW BUSINESS

- A. Kara Moody, Stantec introduced the proposed *NEW* 7 Acre Solar Project on Diamond Road. StanTec is the environmental company that will be working with the owner to develop the 950kw on Map Lot 8; 3B. The total land parcel is 53 acres, but the project will be about 7 acres. The solar project will include about 3.3 acres and the area fenced acres, be about 4 acres. The solar panels proposed for the project will be fixed tilt. The equipment will be accessed from a driveway off Diamond Road. Due to the small project size there will not be much State involvement. The State has reviewed the natural resources and determined that a wetlands permit isn't needed. The project will have about a 350 ft set back so it will be minimally visible from the road. StanTec has completed the initial study. With the large number of companies planning solar connection projects in Maine, CMP will be doing an additional interconnection study that will be completed in October. With that timeline, tentatively, the initial work will be during the winter. David Kane introduced himself from EDP RENEWABLES. EDP RENEWABLES is the 4th largest renewables company in the USA and has projects in Bar Harbor, Bristol and Westbrook. EDP specializes in small projects and will be working with StanTec. The lot for this project was cleared a few years ago. When the Site Plan Review Application is submitted in a couple months, Mr.Kane will project the incremental property tax benefit for the Town as well as the mutual community benefits.

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- B.** Mike and Michelle Mullen, owners of Stevie J’s Take-Out Restaurant, presented their Site Plan Review Application with their plans for demolition and rebuilding their restaurant. On Oct 1, 2025, they are planning to take their seasonal business to full all year-round business. They will have a stick-built building. They plan to paint the building gray with white trim, and it will have a metal roof. There will be no inside seating, it will be take-out, but the ordering area will be inside. Initially it will be open 5 days a week but as business grows, they hope to stay open 7 days a week. They are open 7am – 8pm, currently Thurs thru Monday. When the new building opens, they hope to also offer catering.
The Public Hearing is scheduled for 6pm on July 16th.

3. CEO UPDATE: 36 properties have opportunities to be in compliance with the Ordinances. There has been a lot of success, a lot of questions and folks are working with the CEO to be compliant. Many of the property owners are overwhelmed and they are working to improve the property. One property owner is not working with the Town.

4. DISCUSSION – B Bailey asked the CEO if the building materials and scraps at the Aegis access road is going to be removed. The CEO said that they are making progress on the removal.

5. PUBLIC PARTICIPATION – Resident, Bryce Bilodeau has provided hand outs about his requests for changes in ordinances and other matters that he would like the Planning Board to review. The Town Manager has met with the Select Board to discuss this material. We will wait to get direction from the Select Board and/or Town’s attorney.

7:20PM: B Bailey made the motion to adjourn; Seconded – M Moffett
VOTE 5-0

Public Hearing for Stevie J’s July 16, 2025 – 6:00 pm

Next Planning Board Meeting: July 16, 2025, 6:30pm