

*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 & Public Hearing Minutes**  
Wednesday July 16, 2025

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

**6:00PM Public Hearing**

T Barker opened the Public Hearing with the Pledge of Allegiance to the American Flag.

**STEVIE J’s TAKEOUT RESTAURANT**, Mike Mullin, Owner, reviewed the plans for the construction of a new building at 24 Main Street, Livermore Falls. There were no questions from the Public or the Planning Board. Motion to Approve B Bailey, Seconded T Fournier  
**VOTE 5-0**

**6:30PM BUSINESS MEETING**

**1. OLD BUSINESS**

- A. The minutes from June 18, 2025, were reviewed with no changes. Motion to Approve: B Bailey, Seconded A Quintel  
**VOTE-3 ABSTAIN-2**

**2. NEW BUSINESS**

- A. Information Update by ACME Surveying Co. for Boyle Property (former Parker Farm) on Moose Hill Road. Tim Krebs, representing ACME, has shown that the right-away on lot D has changed because there was an old metal bridge that is not viable on the WEST VIEW SUBDIVISION MAP. A couple lots come together in the middle of a brook, so the edges of the lots have been moved to the edge of the brook. An old logging road could be used as a right of way to the lot. The corners of the lots are the same.
- B. On FARM’S EDGE SUBDIVISION MAP, the lot between Lots 3 & 4 has an edge change due to a 20” Pine Tree.  
Motion to Accept Changes: B Bailey, Seconded T Fournier  
**VOTE-4, ABSTAIN-1**

Amanda Meader, the Town’s Attorney has reviewed copies of the materials that were provided from resident Bryce Bilodeau to the Select Board in May and to

# 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**

the Planning Board at the June 18th 2025. There has been no direction from the Select Board to the Planning Board about the materials at this time.

Mr. Bilodeau has presented the Town with three (3) petitions regarding changes that he would like to the Development Standards Ordinance.

The Petitions are asking:

- 1-The Town to amend or adopt ordinances so that the TOWN will not be responsible for enforcing the STATE building and electrical codes.
- 2 –The Town to create an ordinance that would create a zone to guarantee Agricultural protection.
- 3- The Town to amend the Development Standards Ordinance to guarantee that the Town will never adopt the STATE MUBEC codes that define how building and inspections are to be done. Since the STATE states that each Town must have a CEO, the petition suggests that the Town incur additional expenses to hire external contractors to do the same job that the CEO is currently doing relative to building inspections.

The Attorney said that the Petitions have muddied the water. Neither the Select Board nor the Planning Board can discuss any aspect of these petitions until the Town Residents vote to either accept or reject these petitions. The Select Board will determine when the public votes on these issues.

C Barker asked the Attorney to verify that there can't be any further discussion until this is voted on by the Select Board and is then resolved with a public vote. Attorney Meader said yes, at this time, we must wait for the Select Board.

A Quintel suggested that everyone should work within the law and move forward in a reasonable and sensible timeline.

M Moffett suggested that the Planning Board wait to hear what the Select Board decides should be done.

T Fournier made Motion to Table any and all discussion about these items until the Select Board gives the Planning Board some direction. Seconded: B Bailey  
**VOTE-4 ABSTAIN-1**

**3. CEO UPDATE:** The Governor recently signed a law- **LD1655** on September 1, 2025. The new law stipulates that any homeowner on private residential property can have up to 36 female (hens) birds with no roosters with some restrictions for designated space for each bird. Young males can only be raised for meat birds. **LD 1829** was recently signed into law. It's an *Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density.* We have until July 2027 to amend our Development

# *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***

Standards Ordinance. Since we don't have zoning and we don't have a formal growth district. The minimize size of a building lot will now be reduced to 10,000 sq feet. Going forward a subdivision can be up to 4-family units with an ADU before it comes to the Planning Board. Developers will still have to meet current Ordinance setbacks. The current subdivision rules will no longer be in effect. Minimal lot frontage is 100 feet. In the new subdivision rules, there can be back lot building.

## **4. DISCUSSION**

**5. PUBLIC PARTICIPATION:** Resident, John Benedetto, wanted to confirm that the new Stevie J's building will be stick-built. It will be and will have metal roofing and siding.

**7:28** T Fournier made the Motion to Adjourn, Seconded; B Bailey **VOTE 5-0**

**Next Planning Board Meeting:** August 20, 2025, 6:30pm