

Town of Livermore Falls
Office of the Planning Board

Tom Barker – Chair
Carole Barker - Vice Chair
Tim Fournier

Bernal ‘Bill’ Bailey
Gayle Long, Secretary
Arin Quintel, Alternate
Rick Haas, CEO

Planning Board Meeting Minutes
Wednesday August 20, 2025, Livermore Falls Town Office

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

6:40 T Barker opened the meeting with the Pledge Allegiance to the American Flag

BUSINESS MEETING

1. OLD BUSINESS

- A. The minutes from July 16, 2025 were reviewed. G Long made the motion that the minutes be approved with the understanding that the nomenclature or definition of one of the Boyle lots will be given to the Planning Board when the lot is registered with the County and the new map has been given to the CEO. **SECONDED:** C Barker **VOTE:** 5-0
- B. At the August 5 Select Board Meeting, the Board voted (3-2) to give the B Bilodeau petitions’ articles to the resident voters on November 4th.

2. NEW BUSINESS

- A. Michelle Moffet, Alternate has submitted her resignation from the Planning Board. The Planning Board accepts with regrets. The Secretary will send her a card of thanks for her support. She will continue to remain on the workgroup to update the Cannabis Ordinance.
- B. The Select Board Chair, Will Kenniston, has asked the Planning Board to review and discuss the STATE LD 2003 and LD1829, legislative acts for expanding ADU opportunities. The State law allows for Accessory Dwelling Units (ADUs) on most single-family lots and municipalities can’t prohibit them though local building codes and planning regulations usually still apply.
RESPONSE and DISCUSSION: B Bailey- In summary the home rule has been removed. The STATE has opened the building codes in all towns. He suggests that since we have until 2027 to make changes to our Ordinance, we should table this discussion until more information can be collected, reviewed and discussed. C Barker made a motion to table this until the CEO can gather more information and the Governor has decided if she is going to sign more building bills into law. **SECONDED:** T Fournier.
VOTE: 5-0

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3. CEO UPDATE – The CEO will be out-of-the-office an additional day over the Labor Day weekend.

4. DISCUSSION – The Planning Board must elect officers for the fiscal year. C Barker made the motion that the current officers stay in place for a year. SECONDED: B Bailey. **VOTE 5-0** The Secretary will send a note to the Town Manager to add this to the Select Board agenda.

5. PUBLIC PARTICIPATION: J Benedetto suggests that the Town is not at Risk with the LD 1829 and doesn't understand why anyone is concerned about it. He would like to know who should meet with Hammond to see if there is any way to keep them in the Town. (The Town Manager has met with Hammond and Hammond has decided to stay in Livermore Falls). **J Benedetto** is concerned that there is no network to discuss potential businesses who could come to the area. **S Bailey** asked if the Chamber was pursuing business opportunities? In the past they have had combined meetings with Jay, Livermore Falls and Livermore and she is curious to know if the Chamber is continuing to pursue business opportunities. She suggested that he talk with the Chamber. **W Kenniston** said that he hasn't read LD 1829 and isn't prepared to discuss this bill at this time. This was his concern, he said that he wasn't asking as a representative of the Select Board but as a resident. **B Bilodeau** asked who and what happens if the Town doesn't comply with the LD changes. T Barker said that he would follow up with the CEO.

7:48 B Bailey made the motion to adjourn SECONDED: G Long **VOTE: 5-0**

Next Planning Board Meeting: September 17, 2025, 6:30pm (This meeting was canceled as there were no agenda items.

Next Comprehensive Plan Meeting: TBD