

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
Brian Blanchard, Alternate

Planning Board Meeting Minutes

Wednesday October 15, 2025, Livermore Falls Town Office

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

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 August 20, 2025, were reviewed. B Bailey made the motion to approve the minutes with the understanding that we are still waiting for the new deed lines for the Boyle property to be sent to the CEO office when they are registered with the County; **SECONDED:** C Barker. **VOTE:** 5-0
The September 17th meeting was canceled.

2. NEW BUSINESS

- A. **WELCOME BRIAN BLANCHARD**, New Alternate Member of the Planning Board. Brian is a former Fireman in Raymond. He has helped with State ATV legislation. He moved to Livermore Falls two years ago and is the Facilities Manager at Camp Vega. Brian was a former commercial truck driver. He is looking forward to working with the Planning Board.
- B. Mr. Ryan McDougall, 1446 Foster Hill Road, Freeman, ME 04983; owner of RISE CANNABIS COMPANY has submitted a Site Plan Review Application to open a Medical Cannabis store at 72 Main St, Suite 1, adjacent to the PHARM. (Handout) Mr. McDougall attended with business partners Chris and Diane who live in Monmouth. Chris has been a medical marijuana care giver for over 5 years. Ryan said he has been a caregiver for a long time. B Bailey explained that there may be a new cannabis ordinance voted on during the Nov 4th election which may impact their ability to establish a medical cannabis business in Livermore Falls. They will present their plans at the November 19th Planning Board meeting.
- C. The Project Manager, Shawn Meehan from Scarborough and President Daniel, of ION Solar outlined their upcoming Solar project that will be located on the LF Landfill. They specialize in using landfill property that can't be used for anything else. The power that is produced is given to the local power grid for the use of area residents and businesses. The project has a 30-year lease with options for 5-year extensions. ION has received approval from the LF Select Board to lease the Town's Landfill property and install a Solar project, and they have received approval from CMP. They will be generating 1-megawatt AC with minimum noise. There are no lights on the project but there may be a safety light at the opening. They will be presenting a Site Plan Review Application with all the necessary information at the November 19th meeting. The Landfill is about 7 acres but not all of it can be used because of the slope of the edges so only about 3 acres will be used. They hope to have Maine DEP approval by the end of the year. This is part of the Maine Community Solar Program that will enable the residents to have access to this electricity because LD 1777 was passed. Residents could receive 15%

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
Brian Blanchard, Alternate

reduction in electric rates if they sign up for the program. ION hopes to start construction in the Spring of 2026 and complete it by July of 2026.

3. CEO UPDATE – The CEO, Rick Haas, resigned on October 2.

4. DISCUSSION-

5. PUBLIC PARTICIPATION:

- Susan Wilkins wants to readdress the Barking Dog Ordinance
- Jeff Calden – For the last 2-3 years, he has been converting the former redemption center near the Catholic Church on Gagnon/Main St to an auto repair shop. He has not completed the Site Plan Review Application and has received a Cease-and-Desist Violation notice. He plans to complete the Application and will drop it off at the Town Office for the Planning Board to review at the November 19th meeting.
- John Benedetto said that the new Comprehensive Plan hasn't been approved yet so there's nothing in it to restrict business in any area of the Town. Mr Benedetto didn't understand that all businesses have to submit a Site Plan Review Application (per our Development Standards Ordinance) prior to opening which hasn't been done.

7:42 C Barker made the motion to Adjourn **SECONDED: A Quintel VOTE 5-0**

Next Planning Board Meeting: November 19, 2025, 6:30pm

Next Comprehensive Plan Meeting: The Comprehensive Plan Draft has been given to Erica Bufkin, AVCOG Land Use Planner for review and to check for compliance with the STATE requirements for Comprehensive Plans.