

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
Bryce Cobb, CEO

Planning Board Meeting Minutes
Wednesday November 19, 2025

Attendees: T Barker, C Barker, B Bailey, T Fournier, G Long, A Quintel, B Blanchard, B Cobb-CEO

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

1. OLD BUSINESS

- A. The minutes from October 15, 2025, were reviewed. B Bailey made the motion to approve SECONDED: C Barker VOTE: 5-0.

2. NEW BUSINESS

- A. Welcome the New CEO, Bryce Cobb. Bryce has had experience as an interim town manager, treasurer and clerk. He worked closely with the CEO.
- B. Site Plan Review Application from Mr. Ryan McDougall, 1446 Foster Hill Road, Freeman, ME 04983; owner of RISE CANNABIS COMPANY. He and his business partner Chris would like to open a Medical Cannabis retail store at 72 Main St, Suite 1, adjacent to the PHARM Medical Cannabis store. They have been wholesaling in the STATE for about 16 years and have clients in Auburn and other nearby towns. He has some employees who live in the area. He thinks that he can offer a product that is lower in price and more attractive to the customers. After he served in the Marines he got a degree in economics from University of Maine. He thinks that it’s a great opportunity to compete and offer a cheaper and better product than all of the six medical cannabis stores that are currently in the town. Mr McDougall said that they currently have a delivery service and want to start one here as well as offer big product discounts.

PUBLIC COMMENTS: **R Moulton-Owner of The Local Joint-** asked why would anyone start a cannabis business with 6 other stores within a few blocks?
M Mancine-Owner of The Pharm mentioned that there is currently a group working on an updated cannabis ordinance to limit the number of cannabis stores in Livermore Falls. He would like the Select Board to pass a moratorium on accepting more retail medical cannabis applications as there are already too many in the town.
He mentioned that there is an issue in the suite/location that Mr McDougall is planning to lease There’s a problem with location of the furnace that is in the ceiling above The Pharm’s suite that is moving air between the two units which will support contamination and other issues between the two suites.

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D Cummings- owner of Sugar Kush says that he’s a firm believer in capitalism but isn’t concerned that there are more people will be applying for medical retail cannabis permits.

T Fournier said that since the application from Mr. McDougall is incomplete, he made the motion to table the review until Mr. McDougall can work with the CEO to prepare a complete Site Plan Review Application. SECONDED: B Bailey
VOTE 5-0

- C. Site Plan Review Application from EDPR NA DG Livermore Solar, LLC; 1501 McKinney St, Suite 1300, Houston, TX 77010. The Solar Project will be located at 53 Diamond Road, Livermore Falls. The property is owned by Krystal Flagg. Caley Rohm, Project Development and David Kane from EDPR said that they are a global renewable energy company that builds projects for 1-20 megawatts. They have projects in Westbrook, Bristol, Yarmouth and Dover Foxcroft. They are a big company with a lot of experience, and they own, operate and maintain their own projects to support their high quality. They have been in business for 20 years and are financially strong. Kara Moody works for Stantec. The Project is unchanged from their initial business presentation in June 2025. Total Project area is about 7 acres with 4.6 acres that will be fenced. The fence will be 6 inches off the ground for small animal use and travel. Maximum height of the solar panels is 10ft off the ground with fixed tilt, 8 inverters and one transformer with one access road and an access gate. The Project will connect with existing poles on Diamond Road. The site was recently tree harvested so there will be minimal tree clearing needed. The Project will be about 300 ft from the road and won’t be visible from Diamond Road. The decommission permits are in the hands of the Maine DEP and they are waiting for approval. Upon approval, these will be sent to the CEO and Planning Board. They will be updating the decommissioning BOND that has been submitted, and the update will include the Town as a recipient of any funds if necessary.

QUESTION:

A Resident asked: The Biomass plant is a 33 mega watt plant, is there any communication between the two. He would like to know if there is any possibility of the two projects working with the Town to help reduce electricity fees.

ANSWER: The two projects are totally independent of each other.

- QUESTION:** Are there any projects that have been decommissioned and are the Town’s happy or satisfied with the decommissioning. The current project is projected to last 25 years. They haven’t had to decommission any solar projects, only a wind project in Vermont with no issue. The STATE has a strict decommissioning law and BOND restrictions.

- D. Site Plan Review Application from Jeff Calson, 143 Main St, Livermore Falls, (620-5231). He would like to formerly open an Auto Repair Business at this location. The property is owned by Byron Ramsdell, 10 Pine St, Jay, ME (897-3550) Mr. Calson did not come to the meeting and could not be reached via phone nor could the landlord. B Bailey made the motion to Table the discussion relative to this application until Mr Calson can submit a complete Site Plan Review Application. SECONDED; G Long VOTE 5-0

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- E. Site Plan Review Application from ION SOLAR, Shawn Meehan, will present their plans for the Solar Project on the Town’s Landfill at the end of Diamond Road at a later date as they have not received all of the necessary information from the State.

3. CEO UPDATE

4. DISCUSSION:

- T Fournier: He would like: DOG ORDINANCE AND TINY HOME OCCUPANCY on the next agenda
- B Bailey said that at the Select Board meeting last night, they are looking at an Ordinance Review committee, he would like to be on the Committee.
- A Quintel: What is the best way to institute a moratorium on opening Cannabis stores? The CEO will discuss with the Town’s attorney and Town Manager how to draft a moratorium.

7:40pm B Bailey made the motion to adjourn. SECONDED: A Quintel VOTE 5-0

5. ADJOURN

Next Planning Board Meeting: December 17, 2025, 6:30pm