

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 Public Hearing and Meeting Minutes

Wednesday December 17, 2025

6:00 pm

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

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

6:00PM PUBLIC HEARING: Kara Moody from STANTEC representing EDPR NA DG Livermore Solar, LLC; 1501 McKinney St, Suite 1300, Houston, TX 77010 presented a summary of the Solar Project that will be located at 53 Diamond Road. They have received all of the necessary permits from the State. The State only requires a permit for Wetland management when more land is involved in the project.

Resident’s Question: Since the Performance Bond is stated from year to year, how is this tracked to assure the Town that there won’t be a problem if there is a need for decommissioning. ANSWER: The CEO and the STATE also will be tracking the process and the management to assure that the Town will be supported.

Resident’s Question: How many Solar Projects are going to be on Diamond Road? ANSWER: This will be # 2 on land that is leased from two private landowners. A third will be installed on the Town’s landfill, that company will be leasing the land from the Town.

Resident’s Question: Are there any plans for all the companies to work together to offer a great electrical benefit to potential businesses. ANSWER: Currently, their plan is to sell power to the grid. There are State regulated programs that enable residents to sign up for discounted electricity rate programs

Resident’s Question: Are the Town’s decommissioning requirements greater than those required by the State’s DEP? ANSWER: Yes, the Town requires a Performance Bond of 150% and the STATE requires a 1 for 1 replacement.

Resident’s Question: There have been articles about some Solar Companies going out of business and the Decommissioning would be a failure. ANSWER: EDPR is the 4th largest renewable energy company in the world with a balance sheet of billions. They are covered by large financial support institutions to guarantee success. As a matter of information, Walmart is one of their largest customers, they work with 75 Walmart facilities.

Resident’s Question: What happens to the Solar Panels that fail, are they dumped into a landfill? ANSWER: All materials in the solar panels are recyclable and are ground up and reused into new materials and chips. Nothing is deposited in landfills.

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6:30PM BUSINESS MEETING

1. OLD BUSINESS

- A.** The Minutes from November 19, 2025, were reviewed. In section E there is an ‘as’ that should be an ‘at’. With the change, T Fournier made the motion to accept the minutes with the change; SECONDED; B Bailey VOTE: 5-0
- B.** Final 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; the property is owned by Krystal Flagg. Motion to accept the Application without Conditions: B Bailey, Seconded; T Fournier VOTE: 5-0. The Fire Department is reviewing the Emergency Management Plan, when they sign the Approval, both signature approval pages will be sent to EDPR.

2. NEW BUSINESS

- A.** Updated Dog Ordinance: B Bailey has done some research and has found that in Wilton’s Dog Ordinance, they ask the person with the complaint to complete a log sheet with data relative the time of day of the barking, length of barking, location of dog etc. The CEO will talk with other Towns to get a better understanding of how other towns manage dog issues. Resident’s QUESTION: How is the Town going to legislate this type of Ordinance? ANSWER: The Planning Board will review how other Towns handle these issues.
- B.** Tiny Home Ordinance: When there is a tiny home, a porta-potty can not be used as the primary bathroom facility. The Governor will be reviewing and probably signing more Bills in January that will be related to tiny homes and other changes to housing standards in Maine. The Planning Board will review after these bills are signed.

3. CEO UPDATE: Follow-up to a question from Planning Board Meeting 11-19-2025: How can the Town draft a moratorium to limit Medical Cannabis Retail stores? *HANDOUT FROM CEO Re: Guidelines for Drafting a Moratorium.* T Fournier made the motion that the Planning Board recommend that the Select Board further review the Town’s regulation of medical cannabis retail establishments and impose a moratorium on all applications. SECONDED; G Long VOTE 5-0

4.DISCUSSION: Question: What is the status of the Medical Marijuana applicant that was applying at the last meeting in November. ANSWER: The applicant has decided to change the name of their company. Currently, there has not been a complete Site Plan Review Application submitted to the CEO.

5. PUBLIC PARTICIPATION: (1) Because of changes in the STATE law in August 2024 regarding porta-potty use, Bryce Bilodeau asked what the time limit

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is for the use of a porta-potty during a building project. He noted that the Town's Website isn't up to date with the current Standards of Development Ordinance. The Planning Board will check with the Town Manager and the Volunteers who assist with website updates to check on the content.

(2) John Benedetto said that since Auburn has turned down an AI Data center, he would like someone to reach out to the developer to see if that company would like to come to Livermore Falls. The Sun Journal reported that the developer wanted a 90% tax break from Auburn and there were other negative environmental impacts with the plan which supported the denial. He would like to have a BUSINESS DEVELOPMENT COMMITTEE within the Town to pursue New Business opportunities for the Town. He said that the Chamber of Commerce has a Business Development group, but nothing has been done. T Fournier suggested that Mr. Benedetto meet with the Town Manager and the Chairs of the Select Board and the Planning Board to determine who should be included on a Businesses Development Committee.

7:58 T Fournier made the motion to adjourn. SECONDED: C Barker VOTE 5-0

Next Planning Board Meeting: January 21, 2026, 6:30pm