

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 February 18, 2026

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

6:00pm C Barker opened the meeting with the Pledge of Allegiance to the American Flag.

1. OLD BUSINESS

- A. The Meeting Minutes of January 21, 2026 were reviewed without discussion. Motion to Approve: B Bailey, Seconded: C Barker VOTE 5-0
- B. The Amended Dog Ordinance was reviewed with suggestions for additional edits: Dog Owners should be required to pick up all dog waste beyond the owner's personal property. When there is a complaint about a dog especially for repetitive or recurring issues, video documentation could be a required option. The CEO will make the changes and will bring the updated Ordinance to the next meeting.
- C. The Moratorium to limit Medical Cannabis Retail Stores was voted on by the Town Tues. Feb 17 and was passed.
- D. Erica Bufkins, AVCOG, is doing the final review of the Comprehensive Plan and updating to include new State laws. She will return it to us after legal and State reviews before June.

2. NEW BUSINESS:

- A. Site Plan Review Applications for Barton's Ferry Island Park, Pettengill Island, Foundry Road; presented by Heather Jackson, and Kent Ackley (1 Big Sustainable Island), 705 RTE 135 Monmouth, ME 04259. The former owner of Pettengill Island has been talking with Mr. Ackley for 2 years. Recently he purchased the island to convert it to a public park with access via a ferry and limited infrastructure to include a composting bathroom facility. This would be built for the convenience of hikers. Kent Ackley is the Exec Director for a nonprofit, 1 Big Sustainable Island in Monmouth. The Plan for the Island is a State Park Model with Phase 1 being developed for walking trails. Initially, the Park would be free to the public. The plan includes working with a company who would provide canoe and kayak rentals. In Phase 2, as campsites are developed, there will be a fee for overnight stays. This company has two current properties in Monmouth that include trails and outdoor experience. The initial plan would be to clean up all the dead wood and create walking trails. At the current parks on Annabessacook Lake, there is a jet ski on call to handle injuries or crisis issues. The park employees work with the Fire Department in Monmouth who have access to a Winthrop boat if an emergency occurs. Mr. Ackley's research shows that the worst floods occur in April or October or November. He will be coordinating all of the plans with the CEO, the State and FEMA.
The distance from the mainland to the island is approximately 150 feet from the

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mainland. Typically, they use pontoon boats for the transport between the two docks. Security is a big concern. On the public island on Annabessacook Lake, access is always staffed. Phase 2 will be hopefully supported by volunteers. They have read the Tri-Town Recreational Plan. Camping or Glamping could be a future design for the island. The CEO will work with Kent to assure that the guidelines in the Flood Plain and Shoreland Ordinances are met.

B. The Board reviewed Draft Letter for the Annual Report, approved and signed it.

3. CEO UPDATE: He has received many requests for private Solar Roof Projects, and plumbing permits.

4. PUBLIC PARTICIPATION: B Bilodeau – The Town Website hasn't been updated to show the new change in meeting times from 6:30pm to 6:00pm.

7:10: B Bailey made the motion to Adjourn; Seconded by C Barker, VOTE: 5-0

Next Planning Board Meeting: March 18, 2026, 6:00pm which was cancelled due to lack of content. The April meeting is April 15 at 6:00pm.