

*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 May 20, 2026

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

**6:00PM** T Barker opened the meeting with the Pledge Allegiance to the American flag.

**1. OLD BUSINESS**

- A. The Minutes from April 15, 2026, were reviewed. G Long made the MOTION TO APPROVE; SECONDED: C Barker **VOTE:4-0 ABSTAINED - 1**

**2. NEW BUSINESS:**

- A. Brian Rhea, Bucktail LLC, 26 Stewart Street, Newcastle, ME 04553 presented his initial maps and plan for a 5-Lot Subdivision Project at 5 Haines Corner Road, Livermore Falls. The 5 Lots are on 10.1 Acres. One lot will be accessed on Haines Corner Road, the remaining 4 from Rte. 133. He has met with the STATE DOT to get approval for the driveway access. He is not going to do any construction on the lots; they will be sold as basic house lots that will need water and septic. Mr. Rhea will complete a Site Plan Review Application to be reviewed by the Planning Board at a future meeting.
- B. Mr. Dana M Cummings, Andies House, 31 Pleasant Street, #B, Livermore Fall provided and initial discussion about his plans to have an Adult/Recreational Cannabis Business at this address adjacent to his Medical Cannabis retail business. Since the new Cannabis Ordinance is unclear, vague and ambiguous, this discussion will be tabled until the Planning Board can meet with the CEO to better understand the language in the new Ordinance. Unfortunately, no members of the Planning Board or the CEO were included in the group that updated the Cannabis Ordinance so many issues will need to be clarified before there will be further discussions about Adult/Recreational Retail stores can be opened in the Town. There will be a Cannabis Workshop on June 4 at 5:30 at the Town Office. The Public can attend. G Long made the Motion to table the discussion with Mr. Cummings until more information can be confirmed by the STATE Cannabis Authority; SECONDED: B Bailey **VOTE 4-0 ABSTAINED-1**
- C. The Initial Discussion with Michael Shea, Fish Meadow Au LLC, 75 Main Street, Livermore Falls about an Adult/Recreational Cannabis Business at this address was postponed as Mr. Shea did not attend the meeting. B Bailey made the Motion to table any discussion about Adult/Recreational Cannabis retail stores until after the June 4<sup>th</sup> Workshop. SECONDED: **G Long VOTE 4-0 ABSTAINED-1**
- D. During the Select Board Meeting on May 19, 2026, they approved the applications for membership to the Planning Board for Carole Barker, Tom Barker and Brian Blanchard. Officers for 2026/2027 need to be elected. B Bailey nominated Brian Blanchard for Chair of the Planning Board SECONDED: G Long **VOTE 5-0**

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G Long Nominated B Bailey for Vice Chair; SECONDED: C Barker; VOTE **5-0**  
B Bailey made the motion to keep G Long as secretary. SECONDED T Barker  
VOTE **4-0 ABSTAINED-1** T Fournier will not be a member of the Planning  
Board in 2026/2027. He has served since 2015 and will take some time off.

- 3. CEO UPDATE: B** Bailey made a MOTION to have the CEO look for other Towns who have Ordinances that address Vacant and Dangerous Buildings & Noise Ordinances. SECONDED: G Long **VOTE 5-0**

At next meeting we will begin to look at the new STATE Building/Construction laws so that our Building Ordinance can be updated.  
This is a very busy season for the CEO as there are several mandated STATE training sessions that he must attend. Otherwise, he will be available in his office Monday through Thursday 7:30am-5:30pm.

- 4. BOARD DISCUSSION:** B. Blanchard: The Site Plan Review Application has to be changed to change the CEO's name from Rick Hass to Bryce Cobb

- 5. PUBLIC PARTICIPATION** Tara Cummings Chabot came to support her brother, Dana Cummings in his Cannabis grow and retail shops.  
Ashley Tibbetts, Operational Manager at Sugar Kush Medical Cannabis Retail Shop owned by Dana Cummings also came to Support his new plan to add Adult/Recreational Cannabis to the same location on Pleasant Street. She said that she is the Mom of autistic children with severe health issues and is thankful to Dana. He gave her a job even though she had minimal education and experience. She has been able to pay off her house and provide for her children. She wants to be more involved in the Community. As of June 1, their tip jar will be donated to local charities.

**7:35** B Bailey made the MOTION to adjourn. SECONDED: T Fournier **VOTE 5-0**

**Next Planning Board Meeting:** June 17, 2026, 6:00pm