

Town of Livermore Falls
Office of the Planning Board

Brian Blanchard -Chair
Bernal 'Bill' Bailey-Vice Chair
Gayle Long, Secretary

Bryce Cobb, CEO, Health Officer, Bldg & Plumbing Inspector

Tom Barker
Carole Barker
Arin Quintel, Alternate

Planning Board Meeting Minutes
Wednesday June 17, 2026

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

6:00pm B Blanchard opened the meeting with the Pledge of Allegiance to the American flag.

BUSINESS MEETING

1. OLD BUSINESS

- A.** The Minutes of May 20, 2026 were reviewed. Reference to the Code Enforcement Officer was noted that there were two abbreviations for the CEO & CO, it has been standardized to CEO. With this correction, B Bailey made the Motion to approve; **SECONDED: C Barker VOTE 5-0**
- B.** Follow-up & Closure for:
 - The Amended Dog Ordinance was discussed in April. CEO Cobb has made the requested changes and will provide the Amended Ordinance at the July Meeting
 - Vacant & Dangerous Buildings Ordinance – CEO Cobb continues to review other towns' ordinances. A Draft of a Vacant Buildings Ordinance will be provided at the July Meeting.
 - Noise Ordinance: CEO Cobb continues to review other towns' ordinances. Drafts will be provided by CEO Cobb at the July meeting
- C.** Review & Discuss the Site Plan Review Application from Brian Rhea, Bucktail LLC, 26 Stewart Street, Newcastle, ME 04553 for 5-Lot Subdivision Project at 5 Haines Corner Road, Livermore Falls. The lots will be from 1.2 to 2.5 acres for each lot. One lot has an existing septic system on Haines Corner Road. Four (4) lots will have driveway entrances on Rte 133. MDOT has approved the plan for the driveways. The driveway permits are good for 2-years and they do transfer to the new owner. The Public Hearing will be scheduled for July 15th at 6PM. CEO Cobb has a list of items that should be reviewed prior to approval that will need to be completed before final approval. T Barker made the Motion to have a Public Hearing on July 15 at 6PM. **Seconded: B Bailey VOTE: 5-0**
- D.** Review & Discuss the Site Plan Review Application from Dana M Cummings, Andies House, 31 Pleasant Street, #B, Livermore Falls about an Adult Cannabis Business at this address.
CEO Cobb: Since the Planning Board's workshop on June 4, the CEO has had an opportunity to talk with the STATE Cannabis Licensing Board to discuss both the Town's Ordinance and the Andies House Application Article 13 - There is Confusion with the verbiage of the current Ordinance. There can't be a cannabis business within 500 feet of another Cannabis Business. And the same owner can not own both a Medical and Adult cannabis business which includes being the sole owner of multiple LLCs.
The Office of Cannabis Policy (OCP) interpreted this Site Plan Review Application and has indicated that any Adult use retail and Medical cannabis retail sales within the same building even if they are operated by separate licensees would be prohibited. As noted in 28-B M.R.S. § 504 (5) states that a cannabis store licensee that is also a registered caregiver or registered dispensary may not sell or offer for sale Adult use cannabis within the same facility or building in which the licensee also sells or offers Medical cannabis. If needed Mr. Cummings has said that he can move the Medical Cannabis to another location to meet the STATE criteria for physical location of Cannabis businesses.
The Chair indicates that the Site Plan Review Application is fairly complete though there are a list of conditions that will have to be identified before signatures will be collected for approval.
A Public Hearing will be scheduled on July 15th at 6:30. Motion B Bailey made the Motion to have a Public Hearing on July 15th at 6:30pm. **SECONDED: C Barker VOTE 5-0**

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2. NEW BUSINESS:

- A.** The Initial Preliminary Discussion with Michael Shea, Fish Meadow Au LLC, 75 Main Street, Livermore Falls about an Adult Cannabis Business at this address.
Michael Shea attended with Grady Logan, attorney. This location is at the Former BJ's Medical Cannabis location. On page 8, Article 5 of the New Cannabis Ordinance, the attorney assumes that this location would be grandfathered for any cannabis use, either Adult or Medical. B Bailey has identified that there is an issue with a buffer zone with THE PHARM as it is less than 500 feet. B Blanchard agreed that there is a lot of confusion with how the Cannabis ordinance is written as there are several ways to interpret the current ordinance. The Board will review the Site Plan Review Application at the next meeting, July 15.
- B.** The Initial Preliminary Discussion with Jeff Butterfield is about a Subdivision on Butterfield Road (off Meadowbrook Road). Mr. Butterfield said that he has met with the Sewer Department and the Water Department and they have agreed that it can be done. He plans to build or install Seven (7) duplexes and Sixteen (16) single mobile homes in the new subdivision plan. The single mobile home properties will be for sale, and the duplexes will be rental properties. The adjacent Meadowbrook rental properties were recently sold to new owners approximately 3 months ago. He will try to have everything prepared for the meeting on July 15th at 7:30pm.

- 3. CEO UPDATE:** Discussion about next steps for amending the Development Standards Ordinance. He will have a meeting next week with the Town Manager and AVCOG to understand the information that will need to be updated to be compliant with the new STATE laws.

- 4. BOARD DISCUSSION:** **Q.** Any updates on the Comprehensive Plan? **A.** Erica Bufkins, AVCOG continues to work on it. **Q.** Status of Pettingill Park **A.** Mr. Ken Ackley is working with professional engineers and FEMA. The whole island is in resource protection but there is a small sliver that is not included though it's all in the flood zone. **Q.** Status of Solar Project on the Landfill, Project Manager-Shawn Meehan **A.** There have been no updates. **Q.** How can we amend the Cannabis Ordinance? **A.** We can continue to work on it with a Workshop. The MMA attorney would be willing to help with the updates. The Town's new attorneys are the Bernstein Shur Law Firm, Portland, Maine.

- 5. PUBLIC PARTICIPATION:** **Q.** Will excessive barking be addressed in the Dog Ordinance **A.** Yes, that has been included in the new updates. **Q.** Does it make sense to think about drafting a moratorium to prohibit a Data Center coming to Livermore Falls. **A.** At this time there has been no area identified that would be satisfactory to the development of a Data Center.

7:25: C Barker made the Motion to adjourn **SECONDED:** T Barker **VOTE 5-0**

Two Public Hearings Scheduled for July 15, 2026 at 6pm, 6:30pm
Next Planning Board Meeting: July 15, 2026, 7:00pm