

**TOWN OF LOVELL
PLANNING BOARD
MINUTES OF THE MEETING**

Wednesday, January 2, 2008

Members Present: Ed Ryan (Chair), Walt Grzyb, Bill McCormick, Paul Bois, Farwell Sawin, Steve Korth, John Donnelly and Ronald McAllister, CEO.

Members absent: None

Meeting was called to order at 7:30 PM

The minutes from the November 7, 2007 meeting were read and accepted.

The minutes from the December 5, 2007 meeting were read and accepted with the following change: on the first page under the first sub-bullet, last sentence, change town council to Buzz Pratt since his comment were made privately in an email to a town resident and not acting as town council or at the request of the Planning Board.

The Board scheduled a site walk to review the Bender property on West Lovell Road for January 19th, 2008 at 10:00AM.

The Board reviewed the application to re-build the Severance Lodge Condominium units that were destroyed by fire in 2007. The former building was not in conformance in a number of ways especially in terms of it's setback from Kezar Lake and therefore the Planning Board is required to review the proposal and determine if the proposal is in accordance with the Town Ordinance.

- Surveyor Jon Bliss presented his drawing of the property, and explained fully explained it.
- Architect Bill Hopkins presented his plans for the proposed building. In short, the replacement building is nearly the same as the building that was destroyed by fire. The size of the proposed building is about 2,000 square feet smaller than the one destroyed by fire.
- The applicant's representative, Phil Dart, explained that the building in the proposal would be re-built in the original location. He explained that the building could not be moved back any further because of the topography of the land, existing parking areas, and the impact the proposed building would have on nearby properties in the area, especially in terms of creating a visual barrier for those properties. Jon Bliss confirmed these things. CEO Ron McAllister indicated that the property would not allow for the building to be moved back due to the lot size and shape and other topographical issues.

- After hearing comments and explanation of the project from those involved, The Board voted 5 - 1 (Ryan) to approve the application allowing for a building permit to be issued.

The meeting adjourned at 8:31 PM

Respectfully Submitted,

Walter Grzyb