

**TOWN OF LOVELL
PLANNING BOARD
MINUTES OF THE REGULAR MEETING
December 6, 2006**

Members Present: Chairman Ed Ryan, Walter Grzyb, Bill McCormick, John Donnelly, Farwell Sawin and Ron McAllister, Lovell CEO

Members Absent: Paul Bois, Steve Korth

- The meeting was called to order at 7:35PM
- The minutes from the November 1, 2006 meeting were read and accepted.
- Mr. JT Lockman from the Southern Maine Regional Planning Commission led the board in a discussion and decision making process regarding the insertion of new language into the town ordinance to reflect state mandated changes in shoreland zoning.
 - Mr. Lockman provided Board members with a copy of a proposed zoning map with all relevant overlays, specifically the shoreland zone overlay.
 - Mr. Lockman told us that the "Disruption of shoreline integrity" definition was removed.
 - After discussion the Board chose to adopt the proposed language in the definition of "Increase in nonconformity of a structure" as it reflects the past practice of the Board and has worked well.
 - The definition of "Institutional" was removed.
 - The Board decided that when the time came to notify residents and hold public hearings about proposed changes in shoreland zoning, the Board would, by US Mail, notify every taxpayer in the town not just the ones in the shoreland zone.
 - Sentence 2 of Article V, section 5.2, paragraph B1 is removed (page 20).
 - The Board chose not to include the language allowing retaining walls within the setback area of the shoreland zone.
 - The Board chose not to include the language allowing storage sheds/buildings within the setback area of the shoreland zone.
 - Mr. Lockman would explore options available to section 8.14, paragraph F limiting temporary piers, docks, or wharves to 4 feet wide.
 - Mr. Lockman advised The Board to accept the language regarding timber harvesting, section 8.20. He told The Board the alternative is to have locally crafted and locally enforced timber-harvesting regulations. He advised The Board that this language would become enacted anyway once two thirds of Maine towns accept the language, which he expects will happen. Mr. Lockman advised The Board that the language was reasonable. The Board agreed to accept the included language.
 - Section 9.3, paragraph E the wording, "located in the shoreland zone" is removed so that all zone are included.
 - Section 9.5 the last clause, "or unless the removal of the structure or use will result...substantial environmental damage." is removed.

- The Board had a discussion regarding the possibility of updating the standards for animal husbandry in the village zone district. Mr. Lockman provided an example of standards used in Alfred, Maine.
- Mr. Lockman talked about various habitat overlay maps for possible inclusion in shoreland zoning. The Board determined that the only applicable overlay of possible concern was deer wintering habitat.

Respectfully Submitted,


Walter Gzyb