

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

**Wednesday, February 20, 2008**

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

**Members absent:** John Donnelly

Meeting was called to order at 7:30 PM

- Minutes from the January 2<sup>nd</sup> meeting were read and accepted with the following change; The vote regarding The Severance Lodge replacement should have been 4 to 1 not 5 to 1 because the board alternates did not have voting standing during this meeting therefore should not have been included in the vote count.
- Minutes from the January 19<sup>th</sup> site walk meeting at the bender property were read and accepted.
- The Board reviewed the Bender conditional use permit application. The Benders are requesting to make modifications to a structure located on their property. The structure is non-conforming as it is located within the 100 foot setback from Kezar Lake.
  - The Chair handed out a list of fact pertaining to the Bender application.
    - Mr. Bender corrected the information to report that 2 buildings would be removed not 3 (buildings 7 and 8), and that the lot size is 2 acres not 1.75 acres.
    - The words "should it be converted" were taken out on page 5 section 8.
  - Mr Steve Bender provided The Board an explanation of the proposed plans for his property.
  - Mr. Ross Cudlitz, an engineer, spoke on behalf of the Benders. He offered his opinion, which is, the proposed plan is the best plan for the property and for Kezar Lake. He stated that moving the building back, thereby removing the old growth pine trees, would, not only be impractical, but would also be detrimental to the Lake due to the massive disturbance it would cause to the area.
  - The Board voted to table the application at this time and seek independent review of the proposal so as to not have to rely solely on the applicant's expert's opinion in making the decision that is best for the Town of Lovell and Kezar Lake.

The meeting adjourned at 9:00 PM

Respectfully Submitted,

Walter Grzyb