

**TOWN OF LOVELL
PLANNING BOARD
MINUTES OF THE REGULAR MEETING
May 7, 2008**

Members Present: Paul Bois, Steve Korth, Bill McCormick, Dean Stearns and Chairman Ed Ryan.

Members Absent: John Donnelly, Walter Grzyb and Lovell CEO Ron McAllister

Noting that there was a quorum of the Planning Board present, Chairman Ryan called the meeting to order at 7:32 PM.

APPROVAL OF THE APRIL 2, 2008 MINUTES

A motion was made by Mr. Bois to accept the minutes of the April 2, 2008 meeting that had been previously distributed to the Board. The motion was unanimously approved by the Board.

**ITEM #3 – CONDITIONAL USE APPLICATION
JOHN G. GRALLA REDEMPTION CENTER**

Chairman Ryan noted that Mr. Gralla was not in attendance nor had the Board received any information on the current status of the application. As a result, Chairman Ryan asked for a motion to table this application until the next regular meeting of Board on June 4, 2008.

Such a motion was made and unanimously approved by the Board.

**ITEM #3 – CONDITIONAL USE APPLICATION
PATRICK CARSON (SUSAN CURTIS FOUNDATION)
HEWN OAKS ARTS EDUCATION CENTER**

Chairman Ryan noted that Mr. Carson was not in attendance. He indicated that the Board had received the “Application for Conditional Use Permit” from Mr. Carson but that it was incomplete in that it did not attempt to address the standards required to be met by the proposed use under section 9.9.G of the Lovell Zoning Ordinance nor did it include a copy of the deed as required under section 9.9.C.1. Because of these deficiencies and the unsuccessful attempt by the Board to convey them to Mr. Carson, Chairman Ryan asked for a motion to table this application until the next regular meeting of Board on June 4, 2008.

Such a motion was made and unanimously approved by the Board.

**ITEM #4 – OLD BUSINESS
BENDER SUBDIVISION – FLOOD HAZARD DEVELOPMENT PERMIT**

Pursuant to Article III of the Lovell Floodplain Management Ordinance, Mr. & Mrs. Bender submitted to the Planning Board their Permit Application relating to the project at 485 West Lovell Road, which had been approved by the Board, with conditions, at its March 5, 2008 meeting.

The Board found the Permit Application to be complete and the few minor questions that the Board did have, were satisfactorily answered by the Applicants.

A motion was made by Mr. Bois to approve the Permit Application as presented, noting that the conditions imposed by the Board in connection with its March 5 approval were not altered in any way by this approval. Such motion was unanimously approved by the Board.

ITEM #4 – OLD BUSINESS

REVISED SUBDIVISION AND PLANNING BOARD REGULATIONS

The Board previously had been provided with Draft #4 dated April 1, 2008 of the Lovell Subdivision Regulations prepared by J.T. Lockman of the Southern Maine Regional Planning Commission, purporting to reflect all changes approved by the Board through its meeting in March '07. After a comprehensive review and discussion, the Board concurred with the changes incorporated therein, subject to the further changes enumerated below:

- Article 6.1.B – Line 4 The fee to be paid by the applicant should be set at \$2,000 instead of \$1,000.
- Article 6.1.C – Line 2 The mode of notification should be changed from ‘first class mail’ to ‘Certified Mail – Return Receipt Requested’.
- Article 7.1.B – Line 2 The application fee of \$25 per lot or dwelling unit should be changed to \$250. In addition, the last three words in the paragraph ‘...and postal notification.’ should be deleted.
- Article 7.1.H -- Line 6 The notification to all owners of abutting property should be changed from ‘first class mail to ‘Certified Mail – Return Receipt Requested’.
- Article 7.2.Q.3 – The contour lines interval shall be stated as ‘...no more than 5 feet’ not ...’no less than’.
- Article 10.14.B – Line 1 The Board expressed an interest in having JT Lockman add specificity to the referred standards.
- Article 10.16.B – Line 1 A colon (:) should be placed at the end of the line.
- Article 4 -- There was a view expressed that a slightly modified version of this entire Article would be more appropriately included in Appendix I *Lovell Planning Board Rules of Organization and Procedure*.

Chairman Ryan asked for a motion to approve the April 1, 2008 Draft #4 of the Subdivision Regulations as adjusted for the changes iterated above. Such motion was made by Mr. Bois and unanimously approved by the Board.

The Board then discussed the appropriateness of advertising for a Public Hearing on the revised Subdivision Regulations at the June 4, regular meeting of the Board. A motion was made by Mr. Korth to approve such advertising and the attendant meeting, on the condition that JT Lockman does not express concern with any of the changes nor his ability to have the new draft prepared in time for the meeting.

There being no further business, Chairman Ryan requested a motion to adjourn. Such motion was made and unanimously approved by the Board at 8:34 P.M.

Respectively submitted,

Bill McCormick
Secretary, Planning Board