

**TOWN OF LOVELL
PLANNING BOARD
MINUTES OF THE REGULAR MEETING
June 4, 2008**

Members Present: Paul Bois, Walter Grzyb, Steve Korth, Bill McCormick, Dean Stearns and Chairman Ed Ryan. Lovell CEO, Ron McAllister, was also present.

Members Absent: John Donnelly

Noting that there was a quorum of the Planning Board present, Chairman Ryan called the meeting to order at 7:31 PM.

APPROVAL OF THE MAY 7, 2008 MINUTES

A motion was made by Mr. Bois to accept the minutes of the May 7, 2008 meeting that had been previously distributed to the Board. The motion was unanimously approved by the Board.

**ITEM #3 – CONDITIONAL USE APPLICATION
CAMP SUSAN CURTIS ARTS EDUCATION CENTER**

Chairman Ryan informed the Board that in order to proceed, the Board had to determine that the filed Conditional Use Application was complete and included all of the required supporting documentation. After discussion and clarification of the extent to which additional documentation had been received but not necessarily disseminated to the Board members, a motion was made by Mr. McCormick to accept the Application as complete and satisfactory to the Board.

By a show of hands, the motion was unanimously approved by the Board.

Chairman Ryan then called to order the public hearing segment of the meeting on this Application. Chairman Ryan stated that the Arts Education Center would be treated as a “school” for purposes of *Article VIII Performance Standards for Specific Activities and Land Uses*, that being the Specific Activity in the Ordinance that most closely resembles the proposed use of the subject property.

In attendance were the following representatives of the Arts Center:

- Mr. Pat Carson – Program Director
- Mr. Alan Cartwright – Executive Director of Camp Susan Curtis
(Property Lessee –indefinite term)
- Ms. Ashley Caron – Program Operating Executive
- Mr. Dan Willett – Director, University of Maine Foundation
(Property owner/Lessor)

Mr. Carson reviewed the purpose of the program following the outline on the submission to the Board entitled *Responses to Section 9.9.G. Standards Applicable to Conditional Use*. In response to questions by the Board, Mr. Carson explained that:

- the youth served by the program are between the ages of eight and seventeen.

- the program participants would be limited to 25 children at each of four, two-week sessions. Although the number of children attending the sessions would obviously be limited by the availability of potable water on the property, the 25-member attendance limit was established for professional and academic standards and would not increase if water availability increased.
- the Applicant is very comfortable with the self-imposed limit of four cars being parked on the premises overnight. Although no change was made to the Application to add some basic flexibility to this restriction, it was generally understood that, if the issue was ever raised, the Board would endeavor to interpret the extent of this restriction liberally.
- the term of this program and the lease of the property from the University of Maine Foundation are expected to be in perpetuity.

A motion was made to approve the granting of the CU permit on the basis presented and without further restrictions or conditions.

Before calling for a vote on the motion to approve the Conditional Use and the granting of a CU permit, Chairman Ryan read the provisions of Section 8.18 (A, B, & C) of the Zoning Ordinance--the performance standards required for Schools, Colleges, Churches, etc..... Mr. Carson indicated that the Applicant would be able to fully comply with the provisions. He also noted that two of the six buildings located in the complex could be within the 50 foot set back requirement but believed that both buildings are grandfathered under the Ordinance.

The Board, through a show of hands, voted unanimously to approve the granting of the Conditional Use permit on the basis submitted, subject to the provisions of Section 8.18 of the Ordinance.

**ITEM #4 -- OLD BUSINESS
BOARD RULES AND SUB DIVISION REGULATIONS -- PROPOSED
CHANGES, PUBLIC HEARING**

Chairman Ryan informed the Board that although this agenda item appeared to have been appropriately advertised for this evening's meeting, upon a second reading of the Regulations, it became clear that a public hearing on these amendments carry the same notification requirements as a change to the Zoning Ordinance itself. Thus, the public hearing should be advertised on two separate occasions prior to the meeting. Since this public hearing had been advertised just once, Chairman Ryan believed that it would be proper and prudent to table this discussion until the next regular meeting of the Board on July 2, 2008.

Such a motion was made by Mr. Bois, and unanimously approved by the Board in a show of hands.

ITEM #7 – OTHER. NON-AGENDA ITEMS

Michele Ramsey came before the Board, stating that she was interested in starting a Saturday morning farmers' market in front of the tennis courts in Lovell Village. She was primarily looking for information and guidance on the process that she would have to follow, the timing, specific concerns that the Board might have, etc. Ms. Ramsey

probably received more suggestions than she could process at the meeting. She thanked the Board for its interest and help and exited the meeting.

Johnson Family. Chairman Ryan informed the Board that he had received a preliminary indication that this family wanted to place a new foundation under an owned building that was non-conforming as to the setback requirements from Lake Kezar.

He indicated that he and CEO McAllister would do the preliminary evaluative work and bring the project to the Board at its next regular meeting on July 2, 2008.

There being no further business, Chairman Ryan called for a motion to adjourn. Such a motion was made and unanimously approved by the Board at 8:19 PM.

Respectively submitted,

Bill McCormick
Board Secretary