

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

Wednesday, July 11, 2007

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

Meeting was called to order at 7:30 PM

- The minutes from the June 6, 2007 meeting were read and accepted.
- The Board reviewed the proposed changes to the land use ordinance and discussed a number of items regarding such
 - Page 23, Article 5.2-C-3 - There was a question about the 18 months given to replace a destroyed structure. It was agreed that 18 months was discussed and agreed to by The Board during previous discussions as opposed to 1 year. The Board felt that the extra time may needed given all the permits and processes sometimes required in building a non-conforming structure.
 - Page 26, Article 6, Land Use Table - Agricultural - The ordinance currently requires a permit in all zones. Do we want to consider making it permissible without a permit. The Board felt that no permit should be generally required but it was mentioned the possibility of a large scale agricultural operation such as pig farm with 1000 animals should be reviewed. No action was taken at this time.
 - There was a discussion about the consistency/redundancy of the wording in the ordinance pertaining to increasing the size of a non-conforming structure.
 - Page 22, Article 5.2-C-1-e - Bill McCormick observed and noted that the language "The Planning Board or it's designee" was used. He further noted that no where else in the ordinance was the use of a "designee" mentioned and wondered if this was significant.
 - Page 7, Definition of Institutional - Should have been removed as The Board had acted on this previously. Will check with SMRPC to see why it is still included.
 - Page 31 - Outlining error in number sequence.
 - Page 40 - Article 8.1-3-B - A question was raised as to whether the 3 acre threshold was significant or if that could be removed.
- A motion was made to accept draft 5 of proposed changes to the ordinance (dated 6-7-08) and to hold a public hearing regarding the changes on August 1, 2007. The motion passed unanimously.
- The Board reviewed a document summarizing the changes to the ordinance.
- Chairman Ryan advised that a conditional use permit application had been received but none of the supporting documentation was included. No action was taken.

The meeting adjourned at 8:20 PM

Respectfully Submitted,

Walter Grzyb