

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

Wednesday, September 5, 2007

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

Members Absent: John Donnelly

Meeting was called to order at 7:30 PM

- Non-conforming lot review of property owned by Jeff and Amy Crowell presented by Jon Bliss. The property is on Armstrong Road just east of Cold Brook at the north end of Kezar Lake. Lot is about one-quarter acre. Owners would like to remodel the existing structure and expand the structure by the allowable 30 percent. Septic will be on an adjacent piece of property 300 to 350 feet away and the well will be on site. Chairman Ryan and CEO McAllister conveyed their findings after a site walk. It was explained that the proposed location meets the "greatest extend possible" standard due to the steep slopes, large trees, and set back requirements. The Board voted to allow the building to remain where it is and allow for a foundation to be put in.
- Non-conforming lot review of property owned by Jeff Harmon on Fox Cove Road. Owner would like to put a foundation under the existing structure. To do so they will have to move the structure back to the 20-foot setback to Fox Cove Road. This will move the structure back to the greatest extend possible. The Board voted to allow the proposed move.
- Non-conforming lot review of property owned by the Nickodemus family located on North Lower Bay Road. Owner would like to move the existing structure back to the greatest extent possible and put a foundation under it. The board voted to allow the proposed move.
- The minutes from the August 1, 2007 meeting were read and accepted with the following changes;
 1. Page 2, Sandy Stowell bullet, the following language should be added to the end of the last sentence, ", if the current situation is in compliance".
 2. Page 2, second Jim Rowe bullet, last word, correct spelling "sense".
 3. Page 3, correct spelling of Stan's name to "Tupaj".
- The Board reviewed and discussed the proposed shoreland zoning changes and the public comments heard at the August 1, 2007 meeting.
 1. The Board voted to remove the language dealing with net residential area on page 9.
 2. The Board discussed adding the word "designee" On page 22 under section 5.2, C1, b1. "as determined by the planning board or it's designee". It was decided that for consistency sake it should be added here or removed from other areas of the ordinance. The Board would prefer to remove it entirely and will explore if this is possible.

3. Remove section 5.2, C-4 on page 23, It is covered better under section 5.2, B-1.
 4. Insert the words "and road" in section 5.2, D-1, lines 4 and 5 before the existing word "frontage".
 5. Page 28, add "Road Construction" to the land use table.
 6. Page 29, section 6.3, delete "net residential area" from the table.
 7. Page 40, paragraph B, remove sub-paragraph 1 and add sub-paragraph 2 to the end of paragraph B.
 8. The Board voted to include the language that would allow for special exceptions in the resource protection zone, which was overwhelmingly supported at the public meeting.
- The Board voted to leave the animal husbandry proposal intact and allow the voters to decide on whether to adopt it or not at town meeting.
 - Bill McCormick passed out a discussion point memo regarding the inconsistencies he noted in the shoreland-zoning ordinance specifically dealing with non-conforming structures.
 - The meeting adjourned at 9:05 PM.

Respectfully Submitted,

Walter Grzyb