

**LOVELL PLANNING BOARD
SPECIAL MEETING
SITE REVIEW OF TRAUTMAN PROPERTY
413 WEST LOVELL ROAD (MAP U11, LOT 8)**

NOVEMBER 9, 2011

Members of the Planning Board present: Joel Hardman, Chairman Ed Ryan and Dean Stearns.

Members Absent: Walter Grzyb, Ron Masse, Bill McCormick and Kevin McDonald (Bill and Kevin were to visit the site independently).

Also present were: Lovell Code Enforcement Officer, Ron McAllister; Jon Bliss of Bliss and Associates, representing the property owners; Jason Westworth, general contractor; Stan Tupaj, interested Lovell resident.

This is a non-conforming structure since it does not meet the 100 foot setback requirement from the normal highwater line of Lake Kezar. The owners wish to place the house on a new foundation, and the Planning Board must determine the extent to which the building must be moved away from the water per section 5.2.C.1.e of the Zoning Ordinance.

FINDING:

The house sits within 20' of the normal high water line of the lake. The lot begins to slope upward 75' +/- behind the house away from the lake. Clearance to sidelines of the lot presents no problem if the house is moved back any distance. Clearance between the garage and the house is also no impediment.

A stand of large pines 16"-18" or more DBH begins about 25' +/- to the rear of the house. These trees appear to be in good health. Removal of one or two of those trees nearest to the house would still leave a good stand to buffer runoff from the slope into the lake.

Moving this house back would have no apparent effect on neighboring houses (view lines especially).

The consensus of the board members present was that a relocation of the building away from the lake of 20' +/- is the most practical move to preserve the buffering provided by the stand of pines. The views of the two board members who visited the site separately have not been determined.

The Floodplain Management Ordinance has provisions which may apply here: Article VI. G. 1 and Article XIII. 34 require that the house on a new foundation must be raised one foot or more above the 100 year flood level if the cost of the relocation exceeds 50% of the value of the structure before the work is done.

Respectfully submitted,

Edward Ryan
Lovell Planning Board Chairman

