

**TOWN OF LOVELL
PLANNING BOARD
MINUTES OF THE REGULAR MEETING
JANUARY 4, 2012**

Noting that a quorum of the Board was present, Chairman Ryan called the meeting to order at 7:00 pm.

Members of the Planning Board present: Joel Hardman, Ron Masse, Bill McCormick, Kevin McDonald, Chairman Ed Ryan and Dean Stearns.

Member absent: Walter Grzyb.

Also present were Lovell CEO Ron McAllister and Lovell Selectman John "Turf" Ramsden.

**APPROVAL OF THE MINUTES OF THE DECEMBER 7, 2011 REGULAR
MEETING OF THE LOVELL PLANNING BOARD**

A motion was made by Mr. Hardman to approve the draft minutes of the December 7, 2011 regular meeting of the Board, which had been previously distributed to the Board. The motion was approved unanimously by a show of hands of those of the Board eligible to vote on this matter.

Chairman Ryan opened the meeting by noting that in Walter Grzyb's absence, Mr. Masse, as first alternate, would be eligible to vote on any matter, should the need arise.

He also noted that there were no Conditional Use Permit Applications on the agenda this evening.

ITEM #4 -- OLD BUSINESS -- GLEASON MATTER UPDATE

Chairman Ryan asked CEO McAllister to update the Board on this agenda item. CEO McAllister indicated that he had prepared a letter to Ms. Jane Gleason similar to the one that had been sent by Chairman Ryan dated November 2, 2011 and which had been rescinded by his letter dated November 17, 2011, due to a deemed lack of Planning Board jurisdiction in this matter. CEO McAllister had been requested by Attorney Bull, representing the Gleason Family, to hold-off sending the letter to the Applicant (Ms. Gleason). Not having heard anything further from Attorney Bull, CEO McAllister mailed the letter, three or four days later, "certified mail return receipt requested" and he has received the green receipt card.

Chairman Ryan said that it was his understanding that an application requesting a hearing before the Lovell Board of Appeals had been filed but that he was unaware of any specifics regarding a hearing date.

ITEM #4 -- OLD BUSINESS – UPDATE ON PROPOSED REVISION TO SETBACK REQUIREMENT

It had come to Chairman Ryan's attention that, in addition to the change that will be proposed under a Warrant at the 2012 Town Meeting stemming from the continuing discussion of this issue, most recently on September 7, 2011, there appears to be other setback provisions in the Ordinance (Article 7.1.A.) and the Town Of Lovell Subdivision Regulations (Street Design Guidelines), that need to be re-evaluated to ensure that the setback requirements are such that when measuring the setback from the center of the travelled way rather than the edge of the right-of-way (if it had been determined) would not unwittingly permit a conforming structure to be built in the right-of-way or with an unacceptable set-back.

Chairman Ryan said that this item will be on a Board agenda at some time after Town Meeting and that the current Warrant proposal would not be effected by the Board re-evaluation undertaking.

ITEM #7 – OTHER – ANNUAL REPORT

Chairman Ryan distributed a hand written draft of the Planning Board Report for inclusion in the 2012 Town of Lovell Annual Report. The Board read the report, asked questions of Chairman Ryan and made suggestions, which were discussed and dispatched either into or out of the draft as appropriate.

Chairman Ryan then asked the Board Secretary to type the revised draft and submit it to Cardinal Printing for inclusion in the Lovell Annual Report.

ITEM #7 – OTHER – TRAUTMAN PROPERTY SITE REVIEW MINUTES

The Board Secretary noted that although the subject minutes for the Special Meeting Site Review held on November 9, 2011 were distributed to the Board and discussed at its Regular Meeting on December 7, 2011, they were never actually approved. Chairman Ryan asked that a motion be made to approve such minutes, such a motion was made and unanimously approved by the Board members present and eligible to vote on this matter.

There being no further business, Chairman Ryan called for a motion to adjourn, which was made by Mr. Stearns and unanimously approved by the Board at 8:00pm.

Respectfully submitted,

William J. McCormick, Jr.
Planning Board Recording Secretary

