Comprehensive Plan Review Committee

## Lovell, Maine

## October 14, 2021 - 1:00 pm

In Attendance: Heinrich Wurm, Jill Rundle, Jane Lansing, Eric Gulbrandsen, Tim Cyr, Raegan Young, Eric Sanderson

**Minutes**

1. Review of minutes of 9/23/21

* Raegan has downloaded data for Housing chapter, and a comprehensive document with all data we have has been uploaded to Drive.
* Recreation is still being workshopped, with Jill doing much of the editing. It is in the Drive, but missing appendices which are less critical to have done up front (GLLT appendix, Meg’s inventory of programs etc.). Still interested in what is being done in other towns.
* Solar effort should be separate from this Committee and would need to be much larger and include several more people to get started. It would be better to present a draft ordinance or concepts to the public before soliciting comment and then starting from scratch.
* Have standing Zoom invite that is reoccurring (same) link that can be posted on town website for public. Better Wi-Fi and equipment is needed to maintain a Zoom option.

1. Survey Results – highlights of commentary, next steps.

* Question of if November 15th is a reasonable timeframe to schedule a public meeting. Can we get presentation materials by that point? Survey will close on October 15th, but website says closed on September 30th.
* 276 responses seen so far. About 50 more since SMPDC analyzed results after August 31st.
* SMPDC can have materials ready and be available for a hearing on Monday, November 15th. Location TBD but time should be around 6:30PM. Should have time set and announcement ready two weeks in advance (by November 1st). Have a second announcement a week ahead of the meeting on 11/8. Including a letter in the paper was discussed as well, which could also hopefully be included in other groups’ newsletters (Library, GLLT, etc.).

1. Chapter discussion continued (sequence optional)
   1. Comp. Plan Introduction – review of submitted draft (attached) - Tim Cyr

* This is a start to the introduction section
* A more detailed outline of what a Comp Plan is should be included in this (can use same language as presentation).
* Discussion of including information about the state mandate (Growth Management Act). Present state goals and guidelines in an easy to understand way at the public meeting to say why we are doing this, and what the limitations are of the Comp Plan. It is a living tool that is used to guide ordinance and policy making.
* What goals and strategies have kept the Comp Plan active and relevant in other towns? SMPDC can suggest helpful strategies to ensure implementation is pursued and accountability measures implemented.
* Discussion of having staff to run town (manager, planning staff). Select Board is well informed and rounded but can’t do everything. People who work for the town are no longer going to be elected, they will be appointed.
* SMPDC recommends town look at broad state goals as a starting point for the goals, policies and strategies and can get more specific in policies and strategies to implement at the town level.
  1. Land Use Data – review of submitted material – SMPDC
* Building permits don’t really speak to what is happening on the ground. Doesn’t differentiate between size of homes that went in and whether they replaced current or dilapidated homes, or were on a new site.
* Need to balance commercial growth with design and respect for rural character (this was very apparent in reviewing the survey comments). This could be addressed in a site plan review ordinance, increasing setbacks in commercial areas or incorporating design standards into zoning. It will be important to have a public meeting so people can express (beyond the survey) what is going on and what can be done.
* Point was made that statements are often made “preserve rural character” talking about the past. We need to be prepared to address future challenges as well (solar, renewable energy which is inevitable).
* Conversation shifted to solar: Guidelines have been established by the Maine Audubon, solar can go many places and be relatively benign.
  + Discussion of limiting number of solar permits (1, 2?).
* Future Land Use – what is the zoning the town has now, and what land uses does the town want to have in what areas in the future?
  1. Housing – review and next steps - SMPDC
* Housing data Raegan has put together has some differentiation in types of units, but it suggests Lovell is overwhelmingly single-family housing. Can discuss in housing section.
* Raegan will continue to add to the data document in the shared drive
  1. Recreation – review and next steps – Jill, others

1. Site Plan Review f/u
   1. Review scope of committee’s reach: solar, broadband, ordinance review.

* A committee is hard to work with as appointees entirely dictate ordinance review.
* Sebago has a Site Plan Review ordinance, and all development goes through that process

Next Steps:

* Prepare ourselves to present survey results (“we’ve called you here tonight because…”) and formulate data to show trends and specifically state what those trends are. SMPDC can have something to review by shortly before the next meeting.
* SMPDC can pull out the state law (Growth Management Act) language for what state goals are and what the Comp Plan is.
* Make Transportation Chapter more user friendly (less technical). SMPDC can do this.
  + Access to the lake and parking issues
  + Some language about sidewalks and bicycle paths, but not too much