

Lovell Planning Board

April 6 2022

Lovell Maine 04051

Members present; Chairman Heinrich Wurm, Diane Caracciolo, Kevin McDonald, Jane Lansing, Eugene Jordan, Andrew Brosnan and David Durrenberger.

Also present; Lynn Hurd, Sarah Clemmons, Bill Paulman, Stan Tupaj, James Semore, Thomas Moore, David Hart, C.E.O. Alan Broyer, Bob Drew, Liz Bender, David Foley and Shelly and Richard Pilsbury.

Meeting is called to order at 7:00 pm.

Chairman Wurm reads the mission statement and duties of the Planning Board, referencing article 9.7 and 9.8. Attendance is recorded by the secretary, Mr. McDonald. Mr. Durrenberger is deemed the first alternate with Mr. Brosnan the second. Going forward it is suggested by Chairman Wurm that C.E.O. Mr. Alan Broyer assign each member an individual case each month should the volume merit. Planning Board votes for officers, motion by Ms. Lansing to nominate Mr. Wurm for Chairman. Vote is unanimous to do so. Mr. McDonald nominates Ms. Lansing as Vice Chairman, vote is unanimous to do so. Mr. Jordan nominates Mr. McDonald as secretary, vote is unanimous to do so. The minutes from 3/2/2022, with a motion by Chairman Wurm to accept, vote is unanimous to do so.

Conditional Use Application.

Mr. Thomas Moore, of Fern Drive, is applying to have an inspection station located at his home. Discussion by the Board ensues, with Mr. Moore answering all questions. Motion by Chairman Wurm to approve, vote is unanimous to do so.

New Business.

Pilsbury Project, driveway in shore land zone. Mr. James Semore explains the project. Retaining wall, new trees to be planted, etc. Discussion by the Board ensues, all questions are answered, however there is more information needed. Chairman Wurm asks for a review of lot coverage and tree removal. Chairman Wurm motions to approve the project pending D.E.P. approval, lot coverage and tree removal plan. Motion is tabled for next meeting pending information requested is provided.

Mr. David Foley questions the conflict of interest policy of the Board. Ms. Lansing reads the Planning Boards decision on conflict of interest. The Board will review this issue going forward and clarify the process.

Mr. Kevin Cormier Conditional Use Application.

Much discussion over moving the structure to the greatest extent possible. Problems with the set back issue. Mr. Cormier expresses his frustration and references page 22, article 5, ordinance ii, asks the Board to please review. Mr. Broyer voices his opinion, 2 dwellings on a 1 acre lot makes this a non conforming property. Architect Mr. David Hart speaks to the project and what is needed to resolve this issue. Planning Board members voice their opinions and most feel that we need professional help on the project. This project is moved forward with no opinion.

Gehman Project.

This project entails moving a kitchen and maintaining the same foot print. Mr. Broyer has no problem with this project as erosion will be addressed and this project is a go (previous vote).

Ordinance Amendment, solar. Chairman Wurm gives over view. Mr. Jordan speaks to issues with the ordinance. We need expert opinions going forward on this issue.

Article 6.2, land use and mooring issues are all looming as is metal minerals mining. Board discusses having 2 meetings a month for April, May and June. The next meeting will be April 20 2022, 7:00pm at the Town meeting building. A long discussion ensues about the future of Lovell.

Motion by Chairman Wurm to adjourn at 9:15 pm. Vote is unanimous to do so.

Respectfully submitted, Kevin McDonald.