

## Minutes and Exhibits From January 18, 2023 Lovell Planning Board Meeting

### 1. Call to Order: 6:40 PM

Heinrich: Grateful for Ed Ryan's service as well as Kevin McDonald

### 2. Attendance

Heinrich:

- PB Members present: Eugene Jordan (Eugene), Andrew Brosnan (Andrew), Diane Caracciolo (Diane), Jane Lansing (Jane), Heinrich Wurm (Heinrich), Dave Durrenberger (Dave).
- CEO Present: Alan Broyer (Alan)
- Also present: Mark Lopez, Gordon Smith (Attorney for Mark Lopez, via Zoom), and members of the public

### 3. Review, Accept / Correct Minutes

Heinrich: Defer certifying January 4, 2023 minutes until the next meeting

### 4. Conditional Use Applications – (See below)

### 5. New Business Conditional Use Application – None

### 6. Old Business Conditional Use Application

#### Bridgton Investment Fund LLC – Warehouse, Distribution Center

Heinrich: Has applicant satisfied Conditional Application requirements?

Heinrich: Last time we defined it as a Warehouse so we will use Merriam Dictionary definition at this point.

Heinrich: Letter from Fire Chief is satisfied

Heinrich: Last time we asked for elevations? height? color?

Mark: 21 ft high and same color as self-storage

Diane: Inside?

Heinrich: Floorplan?

Mark: There is no floorplan

Jane: What about the lighting?

Mark: The lights are not on unless someone enters the property

Heinrich: There are conditions that we can set after our application is complete, we want to have our rural character of this town.

Heinrich: Views of the building is an important part, more pleasing to the eye

Dave: I would suggest Lovell hire a Civil Engineer / Landscape Architect to design a screening, buffer and this is at the applicant's expense per Ordinance

Mark: I object to this and what Mr. Durrenberger is saying, he is unprofessional

Diane: What if a new tenant, change of tenant?

Heinrich: We do not have a floor plan of the inside

Heinrich: I will make a motion that the application is complete, but I want to see a floorplan

Jane: I want to make sure Mr. Lopez is open to building outside design changes (alluding to hiring a building architect consultant at the applicant's expense)

Mark: We can have that discussion.

Andrew: I think we want to have information on employees, operations information.

Submitted by Dave Durrenberger

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Andrew: If a tenant comes to use the space, per Section 9.9.C.3 we need this information; employees, operations, customers.

Mark: Submitted a letter tonight speculating prospective tenant will have 2-4 trailer loads per day

Heinrich: Do we want a Public Hearing?

All Board Members: Spoke of wanting a Public Hearing

Heinrich: Vote to have public hearing? Vote = Unanimous to have a Public Hearing

Alan: Public Hearing can be held within 35 days of calling the application complete

Mark: I have no problem with a February public hearing

Heinrich: February 1 is next meeting, we will discuss conditions.

Heinrich: It takes time to get consultant(s)

Mark: Be reasonable, I could make the building taller

Gordon: The board does not have authority to impose siding, type of structure, but can with landscaping.

Andrew: We do have jurisdiction over these things, it says so at the beginning of the Ordinances.

Section 1.3 The purpose of this ordinance is . . . to conserve natural resources and visual character

Andrew: And Section 9.9.I gives a laundry list of conditions that the Planning Board may impose on the approval of any conditional use. It concludes that list by stating that the Planning Board may impose ...any other conditions necessary to fulfill the purposes of this ordinance.

Dave: Section 9.9.A. The Planning ... shall approve, approve with modifications or conditions, or disapprove an application for a Conditional Use Permit.

Dave: And specific conditions Section 9.9.I Conditions Attached to Conditional Uses, clearly states the Planning Board may attach such conditions in addition to those required in this ordinance that it finds necessary to further the purposes of this ordinance...such conditions may include...specifications for: type of vegetation; increased setbacks and yards.. landscaping and planting screens...operational controls... type of construction; or any other conditions necessary to fulfill the purposes of this ordinance.

Dave: Presented exhibit of the landscape screening presented by Mark Lopez, self-storage application in 2021 Planning Board vs. what is in place currently (see Exhibits)

Jane: Would it be helpful to forward Our Conditions to Heinrich now?

Heinrich: Yes send them to me

Heinrich: Let's put out RFPs

Dave: Yes we need consultants design suggestions, we are not experts.

### 7. CEO Report – No report presented

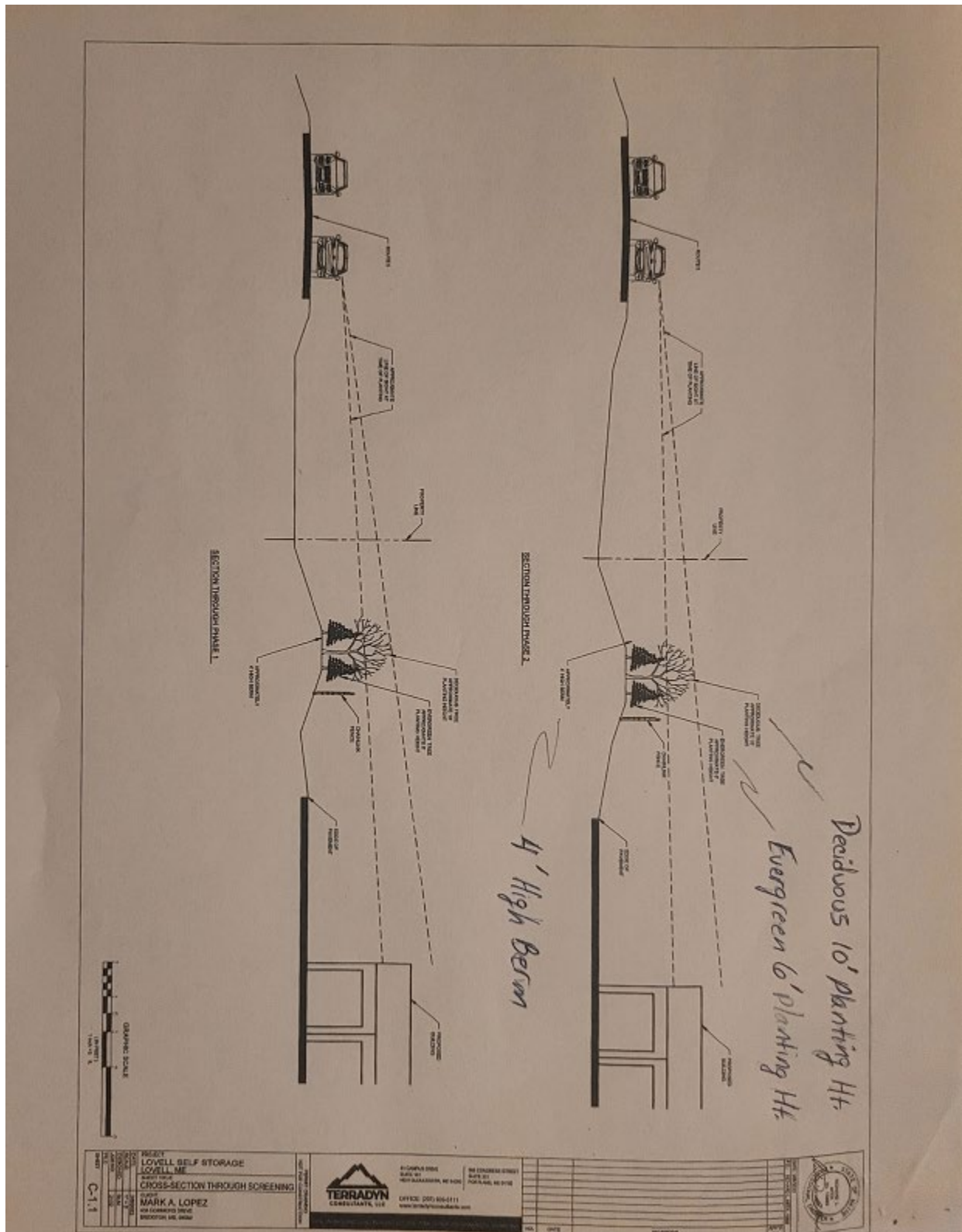
### 8. Meeting Adjourned: 7:37 PM

- Date and Time of Next Meeting – February 1, 2023, 7:00 PM

Submitted by Dave Durrenberger

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Exhibits



Submitted by Dave Durrenberger

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