

Minutes and Exhibits August 2, 2023, Lovell Planning Board Meeting

1. Call to Order 6:34 PM

Andrew: Call to Order

2. Attendance

- PB Members present: Andrew Brosnan (Andrew), Diane Caracciolo (Diane), Dave Durrenberger (Dave), Eugene Jordan (Eugene), Mike Lewis (Mike), Heinrich Wurm (Heinrich).
- CEO Present: None
- Also present: Chris Brink, Jill Rundle, Bill Paulmann, Lynn Hurd

3. Review, Accept / Correct Minutes

Andrew: Minutes for 7/5/23 motion to Approve, Vote = Unanimous

4. Ordinances

Andrew: Selectman voted to hold a special town meeting.

Andrew: Need to have public hearing, which we did, and PB vote, to change the subdivision regulations with the non-discrimination piece. Does not need to go to a Town Vote. If the public does not vote to approve LD2003, the PB could vote back out the non-discrimination, if felt it was necessary.

Andrew: Motion to accept the non-discrimination amendment for subdivision, so Town CEO can update that? Vote = Unanimous.

Andrew: September 12 Special Town Meeting will address; 2 acres minimum, LD 2003, and the performance standard amendment.

Andrew: Amendments are going to special town meeting, PB should try to come up with specific performance standards, even if town does not vote to approve the Amendment to require the performance standards.

Andrew: I think we will need professional help to make some performance standards.

Andrew: Suggest look at the list, and come up with performance standards, making them broad that would apply to many uses. Would be nice to have a workshop. Maybe some things on the Use list should not be on the list anymore.

Mike: We should remove uses from the Use list first before we spend time on the Ordinances.

Andrew: My idea is to have a workshop meeting in August, another in September.

Andrew: I would like to have all the standards done by March 2024.

Andrew: I would like to have a service provider involved before we eliminate uses. We need to be careful that we don't create non-conforming uses unnecessarily.

Dave: For performance standards, better to have a single author than give to a group, or attorney. Very hard to "group create" the text.

Andrew: I am proposing the workshop first to brainstorm.

Dave: Suggest PB members each build a list of Uses to eliminate.

Jill: Yes, get the list of eliminating, and get the list of the priority pile, 2nd tier priority by next year.

Dave: I can make a spreadsheet with use column, eliminate column, 1st Priority performance standards, 2nd Priority performance standard, and needs discussion column. Concatenate to Chris's Use/Performance standards list.

Andrew: Would like to get some feedback early on.

Chris: Do Selectman approve a budget?

Andrew: Not sure but Selectman said PB was overbudget last year, but don't worry about the money, this needs to be done.

Eugene: I think we need to get rid of it or make a performance standard for it.

Submitted by Dave Durrenberger

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Andrew: Dave creates list, we work on it in August.

Eugene: I think we give a scope of work to a firm and have them come up with a price to create performance standards.

Andrew: There are other models for Conditional use, some towns send everything through site plan review.

Andrew: Comprehensive planning committee is discussing this "a design review committee".

Heinrich: Just because it is in the plan, does not mean it will go forward.

Jill: The Comprehensive Plan is supposed to drive the PB.

Andrew: Other Ordinances to discuss: Dock, Mineral Mining.

Heinrich: Formula Business Ordinance as it is now if a Dunkin Donuts wants to get into...

Andrew: If we got rid of the trademark criteria, we could allow some uses.

Andrew: This might be something to consider if you want a Dunkin Donuts or a Lovell Hardware ACE Hardware

Dave: Why are we saying we want Dunkin Donuts or ACE Hardware now, the town people that voted for the Formula Business ordinance in, don't want these things. This is why they voted Yes earlier this year. If we changed criteria matches from the 2 or more phrases, we will allow formula businesses in. All businesses don't have Trademarks. Why are we trying to diminish the Formula Business ordinance, we just passed the ordinance?

Jill: You better talk to some professionals before you consider making any changes to the Formula Business ordinance.

Chris: CEO Report is online, there is a plumbing permit on-line, but there should be a report of people that have been cited and if there is a plan to fix it. In the comprehensive plan survey, people said they want more enforcement.

Andrew: CEO does not answer the PB, answers to the Selectboard. For the online posting suggested ordinance, I suggested a policy not an ordinance, so Selectboard asked who will write the policy, so if there is no report or inaccurate report, that must be brought up with the Selectboard. I think that even significant discussion with developers should be discussed with PB.

5. New Business Conditional Use Application - None

6. Old Business Conditional Use Application - None

7. CEO Report - No report presented.

8. Public Hearing - None

9. Meeting Adjourned 7:55 PM

- **Date and Time of Next Meeting 6:30 PM September 5, 2023**

Additional Exhibits - None

Submitted by Dave Durrenberger

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