

Minutes and exhibits from September 6, 2023, Lovell Planning Board Meeting

1. Call to Order: 6:36 PM

Andrew: Call to order

2. Attendance

Andrew:

- PB Members present: Andrew Brosnan (Andrew), Diane Caracciolo (Diane), Dave Durrenberger (Dave), Mike Lewis (Mike), Heinrich Wurm (Heinrich).
- CEO Present: Alan Broyer (Alan)
- Also present: Vanessa Kuemmerle (Vanessa), Bill Paulmann (Bill)

3. Review, Accept / Correct Minutes

Andrew: Another PB Member suggested minutes should be different. If we agree on something x sq ft, things we impose or things like that, it is important to be in the meeting minutes. Dave wanted examples of what should be included and what should not. Heinrich thinks the last Secretary was too general, Dave is too detailed. Dave suggested someone else should write their own minutes real-time in today's meeting, to compare. Heinrich feels there may be less written about what Heinrich says, than what Dave says, and Heinrich cited his desire to have a Dunkin Donuts in Lovell as an example. Diane noted we also have recordings of meetings.

Bill: Conditional Use Permits are very important, need all the discussion details. Details should not be lost. There can be many interpretations afterwards, and it can change into a different animal, after it is discussed. Written facts are important.

Andrew: Noted that there are never requested edits to the minutes.

Andrew: Vote to accept August minutes = Unanimous

4. Conditional Use Applications

Vanessa Kuemmerle flower stand

Vanessa: Application is for a flower farm, ornamental horticulture, not food. Flowers for occasions, events, weddings. Would have flowers outside on tables. 3 driveways; barn, house, green houses. Want sign heading north, create a roundabout by barn, so in and out. Green houses are in empty lots, already built. Want a circular drive.

Dave: Curb cuts restrictions?

Alan: No new curb cuts are needed.

Vanessa: Go in the Northerly driveway, leave in Southern driveway.

Dave: Any prior conditional use application?

Alan: None

Dave: Per Ordinances, and what was yellow highlighted in the package given to PB, Home Occupation "shall be carried on wholly within the principal or accessory structures. The outside display of materials or products shall be prohibited", I like the project, but it does not follow our ordinances.

Aland: Well, if it is a table, it would be ok, like an antique shop could have things outside but not spread all over. Dave: What is the limit; how many tables, ordinance says wholly within, no display? Need to find a better use fit.

Andrew: Why not Agriculture? Can Agriculture have a sign? If Issue is sign, if use is Agriculture, get a sign permit from CEO.

Vanessa: What about next weeks, vote to prohibit uses with no performance standards.

Andrew: Agriculture has performance standards.

Submitted by Dave Durrenberger

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Andrew: Call for a vote on a motion to table discussion on the conditional use application, pending a review to modify the application to Agriculture and a separate sign permit, neither of which require a PB Conditional use application = Unanimous

5. Performance Standards - Review PB and Comprehensive Planning Committee vote totals

Andrew: Spreadsheet has vote totals for what to eliminate, and what specific performance standards to focus on. Indications are we need to focus on many of them, none were a “slam dunk” where everyone chose the same ones.

Heinrich: I think we should look at zoning areas, like for multiple family, in Shoreland or others, need to be scrutinized. Maybe the best thing is to have 2 to 3 people sit down and write this. Maybe we need to look at what should be allowed in what zone.

Andrew: Maybe a workshop to discuss this. At a loss for who can help us, not sure SMP is best for the project. Maybe Jensen and Baird. Open to suggestions?

Mike: Why do we keep Fast Food, won't be allowed with Formula Business.

Andrew: Fast Food could be from other than Formula Business.

Andrew: Propose Wednesday 20th, Ordinance review Workshop.

Dave: Can we vote to eliminate some of the higher tallies? Andrew: Not enough that are unanimous or close.

Heinrich: A laboratory is tightly controlled and is a good place for people to work.

6. CEO Report – No report presented.

7. Public Hearing – None.

8. Meeting Adjourned: 7:48 PM

- **Date and Time of Next Meeting:** Wednesday October 3, 2023

Additional Exhibits

Submitted by Dave Durrenberger

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