

Minutes and Exhibits October 4, 2023, Lovell Planning Board Meeting

Call to Order 6:30PM

Andrew: Call to Order.

Attendance

Andrew:

- PB Members present: Andrew Brosnan (Andrew), Dave Durrenberger (Dave), Eugene Jordan (Eugene), Mike Lewis (Mike), Rose Micklon (Rose), Heinrich Wurm (Heinrich).
- Also present: Chris Brink, Paul Denis

Review, Accept / Correct Minutes

Andrew: Motion to approve minutes from September 6.

Heinrich: Noted he did not say he wanted Dunkin Donuts.

Heinrich: Felt the minutes were better on September 6, less detailed.

Dave to update minutes to say Heinrich raised the question that if Dunkin Donuts wanted to come to town, would they be able to?

Alan Broyer e-mail asking if a dormer on a cape in Shoreland needs PB discussion.

Mike: Based on what was written, no PB needed.

Dave: I would have to ask more questions, beyond what was written, to answer the PB question.

Dave: Are there any other structures on the property? If so, where are they located?

Dave: What is the height of the subject structure now, as measured from the downhill side?

Dave: Is there any other interior or exterior remodeling; carpentry, electrical, plumbing that is going to be performed on the subject structure, in addition to adding the dormer?

D: Is there any other expansion planned; patio, deck or otherwise, on the ground?

Heinrich: You should e-mail him.

Performance Standard Requirements Ordinance Rejected; What next?

Andrew: Bliss said we want the same things.

Andrew: Motion to get a quote for an outside person to write the performance standards.

Dave: Will need Lovell Ord input, PB input.

Andrew: We would submit Comprehensive Plan, and other things for the character of Lovell, that the planner would look at.

Rose: So, we would have a town vote in March to say "go with the quote and write them"

Mike: If we vote to remove some, they would be in March town vote

Andrew: We would not hire a company until March, after town vote. We would get a warrant to vote to spend the money.

Dave: So, no SPS to vote on in March?

Andrew: No, we can continue to write our own, and if expenditure voted in March, which is just less the outside source does.

Paul: You are setting a precedent by voting on a specific expenditure.

Heinrich: Wondering whether we should have a committee to review the impact on the businesses before they make an application.

Eugene: If it was 25k to do performance standards, it is up to the budget committee to put it on the warrant.

Submitted by Dave Durrenberger

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Eugene: Since the SPS requirements ordinance was rejected is there something we could have in place, to protect us, an application comes in, can we extend the 35 days for public hearing or extend the decision a couple of months.

Heinrich: Suggest reach out to MMA to get suggestions of who might provide ordinance service.

Andrew: Motion to put together an RFP and request outside resource to quote writing 40+ Specific Performance standards? Vote = Unanimous

Andrew: We should prioritize Land Uses that are needed, get 5 written for March.

Dave: Focus on horizontal SPS; Landscape, Architecture that can be used for many land uses.

Andrew: Yes, and getting there, pick the Land Use as the SPS to write, and then write the buffer SPS for the Land Use, but apply it elsewhere.

Eugene: I think 20 ft arborvitae would be a good buffer for warehouses, mfg. other things, but don't need any for residential houses.

Eugene: To me there are some things we don't need to worry about for performance standards.

Andrew: Motion should we vote to prioritize the performance standards that we want to work on, in a future prioritization vote? Vote = Unanimous, so Andrew then presented a process, each PB gets 11 marks on the Land Uses to prioritize for SPS, can put as many of the 11 marks on as few or many Land Uses as desired.

Results

Chem 6

Day care 5

Petroleum 6

Chemicals & Biological Lab 7

Warehouse 8

Dave: We can write SPS that could prevent an application from coming in because the business would not be profitable and be able to satisfy the standard.

Mike: Should we focus on SPS in particular zones?

Paul: The more you can tell the Ordinance Committee of your concerns, the better of a job we can do.

Andrew: Motion to vote on making the 5 Land Uses voted tonight, a priority for the Ordinance committee? Vote= Unanimous

Chris: Requested Ordinance Change, land use removals and other changes, with a letter delivered to PB at the meeting.

Dave: Could Chris's letter request get implemented before the March vote?

Andrew: Would take a special town meeting.

Andrew: I would rather focus on writing the SPS, than take a chance of whether the Town vote to agree to remove the listed land uses in the letter.

Andrew: Requested the PB members send in their concerns about the prioritized top 5 Land Uses so those concerns can be incorporated into the creation of the Specific Performance Standards.

Old Business Conditional Use Application – None

CEO Report – No report presented.

Public Hearing – None

Submitted by Dave Durrenberger

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- Meeting Adjourned: ~8:30 PM
 - Date and Time of Next Meeting Wednesday November 1, 2023, 6:30 PM

Additional Exhibits

Master

CU / Specific Performance Standards Worksheet	
Land Use allowed as CU w/ no Specific Performance Standards	Prioritize
Automobile Repair Garage	
Automobile Service Station	
Auto Washing Facility	✓✓✓
Boardinghouse	✓✓
BottleClub	✓
Camp	
Chemical and bacteriological laboratory	xx x x x x x
Commercial painting, wood preserving, and furniture stripping	✓✓✓
Congregate Housing	✓✓✓
DayCareCenter	xx x x x x
Dry cleaning establishment	✓✓
Dwelling, Single Family	✓
Dwelling, Two-Family	
Flea Market	
Governmental Facility	
Hospital	
Laundromat	✓✓✓
Manufacturing, including assembly, processing, plating, polishing or finishing	x x x x x
Marina	
Medical and Health Care Services	✓✓✓
NursingHome	
Office use	
PersonalServices	
Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas	x x x x x x
Photographic processing	
Prepared Food Establishment, Restaurant, Standard	
Prepared Food Establishment, Restaurant, Fast Food	
Prepared Food Establishment, Restaurant, Food Truck	
Prepared Food Establishment, Restaurant, limited Service	
Printing	
Professional Offices	
Professional Services	
Retail Store, Antique, Vintage, Used	
Retail Store, Arts, Crafts	
Retail Store, Books	
Retail Store, Clothes	
Retail Store, Gift	
Retail Store, Hardware	
Retail Store, Neighborhood Convenience Store	
Retail Store, Sale of Vehicles	✓
Retail Store, Sporting Goods	
Storage of chemicals, including herbicides, pesticides or fertilizers other than amounts normally associated with individual households or farms	x x x x x x x
Tourist Cabin	
Warehouse, Distribution Center	x x x x x x x x

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