

TOWN OF LOVELL, MAINE

PLANNING BOARD MINUTES

Planning Board Meeting
November 3, 2021
Lovell Maine 04051

Members present: Chairman Heinrich Wurm, Eugene Jordan, Diane Carraciolo C.E.O. Alan Broyer, Sandra Bell, Jane Lansing, Sherri Paulette and Kevin McDonald.

Also present: Sarah Clemmons, Bill Paulman, Lynn Hurd, Select person Janice Arsenault, Linda Dunlea, Matt Kennedy BRI, Dale Knapp BRI, Jack Kenworth, Henry Keitzne and Kelly Kneeland from Walden Renewables, Dale Mast, Eric Gulbrandsen, Dave Durrenberger, Richard and Shelley Pilsbury and Chris Brink.

Meeting is called to order at 7:00 pm by Chairman Wurm.

Minutes from 10/27/2021 are approved, vote is unanimous.

Conditional use Application.

Ms. Lansing is acting Chairman for this application as Mr. Wurm is a member of the KLWA Board and recused himself.

KLWA would like to use the vacate building, located at the Center Lovell Market, for office space. Mr. Broyer speaks to the fact that the application is complete and supported by the owners of the Center Store. Parking will not be an issue as all parking will be in the upper lot. Motion by Mr. McDonald to accept the C.U. Application, second by Mr. Jordan. Vote is unanimous to do so.

Informational hearing pending C.U. Application by Walden Renewables and Biodiversity Research Institute. Chairman Wurm speaks to the completeness of pre application " very well done".

Mr. Mast and Mr. Kenworth give an overview of the project and histories of the companies. The Lovell project will involve 170 acres. 700 acres were surveyed in order to find the least amount of impact to the area. The decommission plan is in place and the funds are set aside and held in bond. The fencing will be agricultural style. The State would rather see forest sites rather than farm land. The project will take 12-15 months to complete. Informational meeting is adjourned.

Mr. Gulbrandsen speaks to his displeasure with information not made available before the meeting.

Old Business:
Dock Ordinance.

Mr. Chris Brink offers to create a dock, moorings ordinance committee and bring a drafted ordinance to the next meeting. Ms. Carraciolo will be on the committee as will Mr. Paulman. Mr. Broyer and Mr. Wurm will also attend. Mr. Wurm motions to create committee, vote is unanimous to do so. Mr. Brink presents the Board with three proposals to be included in the minutes.

1/ Proposal to amend the zoning ordinance:

Photographic record pre and post development in the shore land zone to be required for a permit.

2/ Proposed Amendment to zoning ordinance: Permit required for landscaping in the 100' shoreline zone including a pre and post photographic record.

3/ Proposed Amendment to zoning ordinance: That a Photographic record of the shoreline zone to be undertaken by the C.E.O. Each year and that that it be compared to the prior year to ensure that no violations have taken place.

The CEO report is presented by Mr. Broyer and is posted online.

A meeting involving the comprehensive plan to discuss the survey results will be held on 11/15/2021 at 6:30 pm.

Motion to adjourn the meeting by Mr. Wurm, vote is unanimous.

Meeting is adjourned at 8:41 pm

Respectfully submitted Kevin McDonald.