

Town of Lovell, Maine

Planning Board Site Visit Minutes

January 3, 2022

A site visit of the property of Kevin Cormier at 30 North Lower Bay Road in Lovell was scheduled for 3:30 pm to assess the location of CU application 2021-86CU.

Present: Heinrich Wurm, Chair, Jane Lansing, Vice Chair, Diane Caracciolo, Sandra Bell

Also: David Hart, Architect, Kevin Cormier, Applicant, Alan Broyer, Code Enforcement, Jeff Kalinich, DEP

Bill Paulman, Sarah Clemons.

This meeting/site visit was called to order at 3:30 pm. 3 regular members and 1 associate member were present.

Since the initial discussion re. this property, written comments from Lee Jay Feldman and Jeff Kalinich were received and distributed to the Planning Board, the CEO and the architect. These comments will be placed in the appendix to these minutes.

David Hart gave an outline of the project (demolition and rebuilt of an 880 sqft cottage).

Mr. Wurm asked questions re. 2 existing sheds on the premises which are not documented in town records. During the ensuing discussion it became clear that one shed was likely grandfathered (built in the 1970ies) and the other one would be moved beyond the 100' limit or removed all together.

Next, the issue of having two dwellings on 1 acre of land was brought up by Mr. Wurm and elaborated on by Mr. Kalinich. He stressed the fact that if the large 4 story garage with living space is declared an accessory building, the cottage cannot be rebuilt or enlarged as a dwelling.

The setback requirement was also discussed and it became clear that the current plan did not move the cottage to the greatest practical extent even if it required sacrificing a few trees and moving the location of the septic tank.

At that point Mr Hart offered to attach the cottage to the garage complex and to re-draw and re-measure the project to be resubmitted to the Planning Board at a future meeting.

Mr. Wurm stressed the fact that the garage complex appeared to be a living space or dwelling and that the cottage should perhaps be incorporated into the garage complex to create a single dwelling.

The meeting was adjourned at 4:05 pm