**TOWN OF LOVELL**

MINUTES OF SELECT BOARD MEETING

June 13, 2023

PRESENT: Steve Goldsmith, Bob Drew, Jack Jones, Larry Fox, Eric Gulbrandsen, Andrew Brosnan, Jonathan Leonard.

Meeting was convened at 6:00 PM

ITEMS ADDRESSED

1. The minutes of the Select Board meeting of June 6, 2023 were approved as presented.
2. The Payroll Warrant was approved and signed.
3. A/P Warrant was approved and signed.
4. The memorandum from Alan Broyer related to the building fire damage remains at 509 Christian Hill Road was discussed The Select Board decided to take no further action on this matter until the dates included in the previous document on this issue ( cleanup plan required by June 15, 2023 and clean up complete by August 11, 2023) have expired.
5. Jonathan Leonard expressed, on behalf of his client, interest in purchasing the Lovell owned property used as a gravel pit at lot R12-02. The Select Board decided to table this matter to allow the town to research current and future planned uses for this lot before making a final decision on this request. Larry Fox indicated that he has collected material from this location recently. Mr. Leonard was informed that, should Lovell be interested in selling this lot, an open and advertised sale would be required.
6. Andrew Brosnan discussed items to be presented at a public hearing scheduled for June 28, 2023 at 6:30 pm. The items intended to be presented at the public hearing include:
7. Amendments to the Lovell Subdivision Regulations regarding Non Discrimination.
8. Amendments to the Lovell Ordinance regarding Accessory Dwelling Units.
9. Amendments to the Lovell Ordinance regarding Residential Density.
10. Amendments to the Lovell Ordinance regarding District Regulations.

The discussion of these items focused on item d. above , since it requires a moratorium on approximately 50% of the listed ordinance uses until Performance Standards are developed and approved, since these 50% have no current Performance Standards listed in the Ordinance. The Select Board had concerns about denying 50% of listed uses while the Performance Standards are developed and are interested in the public comments made on this issue at the June 28, 2023 public hearing. It was noted that, regardless of the final disposition of this Moratorium, it is the intent of the Planning Board to develop Performance Standards for the used for which these standards currently do not exist. Also, The Select Board approved the request to have the Lovell Attorney attend the Public Hearing to answer legal inquiries about the proposed Ordinance Amendments.

1. The Maine DEP Solid Waste Facility Assessment Report was circulated to all Select Board members for review. The requirements of this report will be implemented by Larry Fox.
2. Larry Fox indicated that the Town employee Safety Meeting will take place on June 14, 2023 at 9:00 AM at the town Hall.
3. Larry Fox discussed the ongoing paving projects in town and asked if pavement striping will be provided. The Select Board directed that NO striping be installed.
4. Larry Fox indicate that the docks at the Town Beach at Pleasant Point have been installed.

The meeting was adjourned at 7:10 PM. Minutes recorded by Jack Jones