

Minutes of the Sweden Planning Board Meeting

Thursday, October 11, 2007

1. Chairperson Grace Keef called the meeting to order at 7:00 PM.

PRESENT: Planning Board chairperson Grace Keef. Planning Board members: Julie McQueen, Rob Slattery, Alternate John P. Smith, Alternate Gayle Bartlett (7:05), CEO: Eric Gulbrandsen

ABSENT: Ron Kiesman, Wolfgang Duve

2. Sam Black (7:10)

The Board explained that the Public Hearing for the Welsher/Deschenes dock at R-7 Lot 31 had been cancelled when it was discovered that while the building lot is in the Residential Zone, the portion where a dock would potentially be placed is in the Natural Resource Protection Zone. By law, a dock is not permitted in the Natural Resource Protection Zone.

Eric waited at the site to insure that if anyone showed up for the site walk they would be notified (no one showed up). He also notified the applicant of the situation.

3. Julie read the meeting minutes from the September 13, 2007 meeting. Julie motioned to accept the minutes and Rob seconded the motion. The meeting minutes were unanimously approved.

4. CEO Report. Eric read the CEO report for September 2007. Julie motioned to accept the CEO report and Rob seconded the motion. The CEO's report was approved unanimously.

5. Communication and bills.

- Correspondence Received (by date)

- o A copy of the letter (4pages) dated September 11, 2007 from the DEP was received. It approves the amendments to the Zoning Ordinance adopted October 14, 2006. Further changes as outlined in the letter will have to be made by July 1, 2008 in order to fully comply with the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances (Guidelines) effective May 1, 2006. Sweden's ordinance update was completed in April of 2006 prior to enactment of the new Shoreland Zoning Ordinance. The CEO and all members have received copies of the letter.

- Correspondence Sent (by date)

- o None

6. Old Business:

There was some discussion regarding the letter received from the DEP. Julie will ask Janet Mahannah to make the DEP changes to the existing Ordinance prior to the next meeting.

The CEO brought some sample language regarding the issue of charges for Building Permits and will locate sections of the current ordinance where this should be addressed, so they can be discussed in greater detail at the next meeting. The language being considered would allow the CEO and the Selectmen to set rates periodically (probably annually).

Ron Kiesman was not at the meeting but since he handles the E-911 program for the Town and issues new addresses (to be sure that new homes are in compliance with the program) Julie will contact him to bring the language from the State requiring that more than one house on a driveway requires a road sign.

There was also more discussion about road signs. The Board will look into clarifying that the developer of a subdivision is expected to install a road sign as part of the approval process for a new road in a subdivision. In the case of a private road; the creator of that road will also be required to provide signage in compliance with all Town and State regulations.

There was some discussion about the possibility of imposing impact fees for subdivisions. A majority of the expenses that impact the Town experiences (such as trash removal, snow removal, etc.) are covered by Property taxes once homes are built. There was additional discussion about the impacts to the Town for Fire Protection, etc.

There was some discussion about impacts related to Timber Harvesting and the expense for road maintenance. The best thing to do to reduce the impact of heavy trucks is to post the roads; which is done. Unfortunately, a lot of the damage is incurred during the months of Dec., Jan. & Feb. before roads are posted.

Another issue that will be discussed is the possibility of changing the allowable length of a dock before a conditional use permit is required. At this time any dock larger than 4 ft. X 10 ft. requires a conditional use permit.

Also should review Sweden's Subdivision Regulations against the new Model Regulations from SMRPC. As we are using the new Subdivision Regulations; we are not seeing a need for many additional changes at this time. Changes to comply with the Comprehensive Plan that was approved in May of 2004 and new State Laws have already been incorporated. The only changes that the Board sees as possibly necessary at this time would be considered "housekeeping" issues.

There was some discussion regarding what the revenue that is received from building permits is expected to cover. The CEO's salary is considered a separate issue but the funds coming in from permits goes into the Planning Board budget. The CEO's salary and expenses come out of the Planning Board Budget as an accounting function.

7. New Business:

- None

8. Announcements:

Reminder that Gayle and Ron do not have e-mail addresses at this time so we should not rely on reaching either of them via e-mail .

The next Planning Board meeting will be held at 7:00 PM at the Town Meeting House on Thursday November 8, 2007.

A motion was made by Julie to adjourn the meeting, seconded by Rob; voted on and accepted.

Adjourned at 7:50 PM.