

Sweden Planning Board Minutes of the meeting held on 18 December 2008

7:00 pm There was no electrical power at the Sweden Meeting House and the Sweden Town Office.

7:15 pm Ron Kiesman, John Smith and Annette Bouchard voted to move the meeting to the home of John Smith. PB members were notified of the change.

1. The PB members re-convened at John Smith's home because of the power outage. Ron Kiesman called the meeting to order at 7:25 pm. Guests were introduced.

2. Present: Ron Kiesman, Chair; members Annette Bouchard; Wolfgang Duve; Gail Bartlett; John Smith, first alternate; and Eric Gulbrandsen, CEO

Guests: Gary Crowell and his wife, Ruth Crowell of Crowell Construction Inc. as agents for an expanded farm stand for Pie Tree Corp.

3. John Smith moved to accept the meeting minutes of November 13, 2008 and Gail Bartlett seconded. The motion passed unanimously.

4. Eric Gulbrandsen read the meeting agenda.

5. CEO Report- John Smith moved and Gail Bartlett seconded that the CEO's report for November be accepted. The motion passed unanimously.

6. Old Business- Flood Plain Ordinance

Agenda item 6.A Ron Kiesman stated that Sweden already adopted the Flood Plain Ordinance. The Flood - Plain Ordinance has been in effect. There is to be discussion at the Public Hearing about revisions to the Town of Sweden Flood - Plain Ordinance as required by the State. John Smith made a motion to hold the Ordinance Public Hearing on January 8, 2009 with an alternate date of January 15, 2009 in case of bad Weather. Gail Bartlett seconded. The motion was passed unanimously.

7. New Business- Conditional Use Permit for Pie Tree Corp

There was discussion by all members of the Board regarding the Conditional Use Permit for Pie Tree Corp. for a new farm stand Map R-2 Lot 35-A.

John Smith asked if the lot is 35 or 35-A and he raised the question on Property Information of page 2 of the Building Or Use Permit Application # 31 Total Sq. Ft. of All Buildings. Eric Gulbrandsen agreed the PRESENT should read 1920 sq.ft. and PROPOSED should read 2016 and TOTAL should be 3936 sq. ft.

John Smith stated he noticed that work has already started for the new building. Gary Crowell stated "only the footings are in". John Smith asked Mr. Crowell if he had a Building permit. He answered "no". Ron Kiesman informed Mr. Crowell to "stop all work" until he has a permit. He needs a permit in order to continue any work.

Eric Gulbrandsen referred to the Zoning And Land Use Ordinance, page 8, C. Limited Residential Zone 2. Permitted Uses regarding Farm, Garden or Agricultural Uses. If the building is over 150 sq. ft. a Conditional Use Permit is required.

There was much discussion about the size of the business. John Smith asked if it was "a retail store"? He also asked if maybe there needs to be a "conditional use permit" for selling crafts. There was much discussion by those present as to what would be sold besides apples and apple products. John Smith stated it is more than 150 sq.ft. and it is a home occupation. Gary Crowell asked if it required a "conditional use permit" Ron Kiesman replied "yes".

The public meeting was discussed and Ron Kiesman suggested a site walk could be done on the same day as the public meeting. The Crowells said they would like to attend but they will be on vacation on January 8 for one week. Ron Kiesman asked the members if January 15 would be agreeable rather than January 8. The Board voted unanimously to change the date of the Conditional Use Permit public hearing to January 15, 2009 at 7:00 pm. The on-site walk would be at 3:00 pm on the same day. The alternate date will be January 22 in case of bad weather.

Eric Gulbrandsen will publish the notice in the Bridgton News on the required dates and post the notice on the Town bulletin board.

Ron Kiesman will send the notice of the Hearing to the selectmen, CEO and Chairman of the Board of Appeals. He will notify the abutters. Ron also stated he will send the building proposal to MMA for review.

Gary Crowell will get enlarged copies of the building drawing of the proposed Pie Tree Corp. new farm stand for each Board member.

John Smith moved the meeting be adjourned at 8:35 pm. Gail Bartlett seconded.

The Board thanks John and Marilyn Smith for opening their home for our meeting.

Respectfully submitted,

Annette L. Bouchard