

Minutes for Tuesday, February 21, 2012 Planning Board Meeting

1. Call to Order: Chairman David Johnson called the meeting to order at 7:02 PM.

2. Introduction of Attendees: Present were: Chairman David Johnson, Secretary Laura Chadbourne, Members Gail Bartlett, Annette Bouchard, and Bob Scott, Alternate Member Jane Gibbons, and CEO Eric Gulbrandsen. Absent: Alternate Member Ron Kiesman.

3. Read Minutes from the December 20, 2011 Meeting: The Minutes from the December 20, 2011 meeting were read by David Johnson. Annette Bouchard moved and Laura Chadbourne seconded the acceptance of the Minutes as written. The motion passed unanimously.

NOTE: The meeting scheduled for January 2012 was cancelled due to weather.

4. Communication & Bills

A. Correspondence Received (by date):

1. 1/7/12 rec'd in PB mailbox, letter dated 12/21/11 from Southern Maine Regional Planning Commission (SMRPC), notifying Board that 2012 dues will be \$318.00, and have not increased from previous year. Dues will be due on July 1, 2012.

2. 1/18/12 rec'd by Secretary via email, notification of Planning Board training offered by MMA for 2012. Training will be available in Bridgton on April 3rd from 4 – 8:30 PM.

B. Correspondence Sent (by date):

1. None.

5. CEO's Report: Eric Gulbrandsen submitted the December 2011 and January 2012 CEO reports as well as a summary of 2011 Building Permit activity. Eric will email summary report to all PB members separately. Laura Chadbourne moved and Gail Bartlett seconded the acceptance of the CEO's report. The motion passed unanimously.

6. Old Business:

A. None.

7. New Business:

A. Purchase of 2012 Planning & Land Use Laws book for Planning Board reference has been completed.

Secretary's Note: The book is compiled by Fred Michaud and contains all of the land use laws in one handy place (most of the land use law questions can be answered in Title 30-A). The Maine Statutes can all be found for free at <http://www.mainelegislature.org/legis/statutes/>.

Title 1, sec 302

Title 1, sec 401-410

Title 7, sec 51-59

Title 7, sec 162

Title 10, sec 9707

Title 10, sec 9721, 9724

Title 12, sec 681-689

Title 12, sec 4807

Title 12, sec 8866-8869

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Title 12, sec 12801-12810

Title 23, sec 73A, 704

Title 30A, sec 2605-4452

Title 38, sec 344-490

Title 38, sec 1801-1905

B. Four Members of the Planning Board will be able to attend the MMA Planning Board seminar in Bridgton on April 3, 2012: Laura, Dave, Bob, and Gail. Laura will complete registrations for this group.

C. Group discussed status of a potential code violation re: excessive tree cutting in town of Sweden by Central Maine Power (CMP) along Section 214 high voltage transmission lines. Cutting was reported to Dave Johnson in January and is visible along Route 93, Webber Pond Road, Trull Brook Road, and Knights Hill Road, appearing to be in violation of a Conditional Use Permit issued by the town on June 21, 1975. CEO Eric Gulbrandsen contacted CMP and spoke to CMP's Arborist via phone. CEO then sent a letter via certified mail to the Arborist, notifying CMP of potential violation and requesting that they review the situation and submit a mitigation plan.

D. Board continued review of Town of Sweden Zoning Ordinance, beginning at Section XI.A "Administration", page 39. Question arose re: section XI.B.3, issuance of building This section lists the items that must be submitted by an owner or authorized agent to get a building permit. It includes: 2. An on-site survey in accord with the USDA Soil Conservation Service National Cooperative Soil Survey. The CEO does not ask for the on-site soil survey when issuing building permits and suggested that we check with PB assistant Julie McQueen to see if we can track the history of the requirement.

Additional discussion occurred regarding XI.B.7 where the "Sweden Building Code" is mentioned. While Sweden has an old building code (dated 1983), CEO noted that it has been voided and superseded by the Maine Uniform Building Code (UBC). CEO inspects to the state levels established by the UBC. However, Sweden has not adopted UBC, nor is the town required to, as its population is below 4,000. Concern was raised that town residents could be taken advantage of by contractors who tell them that there are no building codes in Sweden and then do not build to state standards. Board determined that more research is needed around whether Sweden should discuss adopting the UBC.

8. Announcements:

A. The next regular Meeting will be on **Tuesday, March 20, 2012** at 7:00 PM at the Sweden Town Office.

Gail Bartlett moved and Annette Bouchard seconded that the meeting be adjourned at 8:02 PM. The motion passed unanimously.

Respectfully submitted,

Laura Chadbourne
Secretary