

## Minutes for Tuesday, July 17, 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 Annette Bouchard, Gail Bartlett, and Bob Scott, Alternate Member Ron Kiesman, and CEO Eric Gulbrandsen. Absent: none. Additional attendee: Richard Lyman, in capacity as president of the Sweden Historical Society.

**3. Read Minutes from the May 29, 2012 Meeting:** The Minutes from the May 29, 2012 meeting were read by David Johnson. Annette Bouchard moved and Bob Scott seconded the acceptance of the Minutes as written. The motion passed unanimously.

### 4. Communication & Bills

A. Correspondence Received (by date):

1. 6/1/2012: rec'd by Secretary in PB mailbox, letter from Richard Lyman, president of Sweden Historical Society (SHS), to PB. Letter informs Board that SHS is in negotiations with the Sweden Community Church to purchase the Center School House for \$1.00, and to restore it with future possible grant money. The letter is informative in nature and is not specific about what SHS requires from the PB. Copies of letter were handed to each Board Member and to Alternate.
2. 6/29/12: rec'd by Secretary in PB mailbox "Sebago Lake Watershed News" summer newsletter. Newsletter was passed around.
3. 6/29/12: rec'd by Secretary in PB mailbox, building permit application, handwritten note, and check to the Town of Sweden for \$25.00 from Steve Knight, MapU-3, Lots 2 and 3H. Secretary handed original correspondence and check to CEO Eric Gulbrandsen for review and next steps. Copy was kept for Board files since letter was addressed to Planning Board.

B. Correspondence Sent (by date):

1. 6/1/2012: Secretary made copy of above letter from Richard Lyman and placed in Selectboard's mailbox.

**5. CEO's Report:** Eric Gulbrandsen presented the CEO reports for May and June 2012. The following activity occurred:

A. May 2012 CEO report contents:

1. Building Permits issued:
  - a. 02-12, Robert Foster, R9, 27-3, off Lochan Way, 36'x24' s/f 1 story, 30' x 24' garage, 16' x 24' shed, fee \$367.04
  - b. 03-12, Lighthouse Realty Trust, R2, 3-C, 71 Hardscrabble Rd., remove and replace with 36' x 33', 1.5 story single family with deck, 18' x 24' garage, fee \$469.94
2. No RV Permits, Certificates of Occupancy, Violation Notices, or Timber Harvest Notifications.
3. Other:
  - a. CEO talked with Fadden Chipping concerning timber harvest requirements / forms in a NRP zone.
  - b. CEO talked with Shea, R2, 17 concerning stonewall reconstruction.

## Minutes for Tuesday, July 17, 2012 Planning Board Meeting

Laura Chadbourne moved and Annette Bouchard seconded the acceptance of the CEO's May 2012 report. The motion passed unanimously.

### B. June 2012 CEO report contents:

1. Building Permits issued:
  - a. 04-12, Patricia Larkin, R7, 16-B, Berry Rd., 28' x 26' 1 story single family with 6' x 28' porch. Fee \$265.04
  - b. 05-12, Justin McIver, R8, 28-6, 6 Gerry Circle, 40' x 26' 1.5 story single family with 8' x 26' deck, 8' x 14' porch, 8'x8' entry. Fee \$361.32.
2. No RV Permits, Certificates of Occupancy, Violation Notices, or Timber Harvest Notifications.
3. Other:
  - a. Shawn Shea, R2, 17 permission from Selectmen for stonewall reconstruction (draft of permission form submitted w/report).
  - b. Letter to Clifford Purinton regarding junk vehicle (copy of letter submitted w/ report).
  - c. Letter to Cindy Tripp regarding junk vehicles (copy of letter submitted with report).

Gail Bartlett moved and Bob Scott seconded the acceptance of the CEO's June 2012 report. The motion passed unanimously.

### 6. Old Business:

**A. CMP Tree Cutting:** update from CEO on alleged Conditional Use Permit violation (excessive tree cutting) from Central Maine Power. CEO received call from CMP in early July. CMP is still working on mitigation plan and noted that laws re: screening have changed. CEO again requested the mitigation plan and legal updates in writing from CMP.

### 7. New Business:

A. Richard (Dick) Lyman, in his capacity as president of the Sweden Historical Society (SHS), gave a written update and oral presentation to the Planning Board regarding the SHS's planned purchase of the Center Schoolhouse and Blacksmith Shop. The Sweden Community Church owns these two buildings and the land upon which they sit. The Church has formally voted to allow a transfer of ownership of the property, which is about 40,000 square feet in size, to SHS. SHS is presenting this information to see if the Planning Board should give input. Discussion ensued: CEO Eric Gulbrandsen advised Dick that the minimum lot size in Sweden, as per Sweden's Zoning and Land Use Ordinance, is 70,000 square feet; therefore, the 40,000 sq. ft. lot that SHS is proposing to purchase is too small to be allowed. Eric made a suggestion that SHS could possibly add the property to the existing town-owned lot which is adjacent to the Schoolhouse and Blacksmith buildings. The Town of Sweden would then own the property but could possibly offer a long-term lease back to the SHS for building maintenance and restoration. Dick indicated he would like to pursue this possibility. Planning Board Chairman David Johnson added that the Planning Board probably does not have an official role in review of the proposed property transfer as long as it meets local Zoning laws. Dick will follow up with SHS's legal advisor, obtain a sketch of the proposed property to be transferred, and will request to be added to the agenda of a future Sweden Board of Selectmen's meeting.

B. Agenda item re: building permit application from Steve Knight was removed from discussion, as the original building permit package was handed to CEO Eric Gulbrandsen for review and next steps. Planning Board involvement not needed at this time.

C. Board postponed review of Town of Sweden Zoning Ordinance, beginning at Section XII "APPEALS, BOARD OF APPEALS, AND APPEAL PROCEDURE", page 43 to a future meeting.

## **Minutes for Tuesday, July 17, 2012 Planning Board Meeting**

### **8. Announcements:**

A. The next regular meeting will be Tuesday, August 21, 2012 at 7:00 PM at the Town Office.

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

Respectfully submitted,

Laura Chadbourne  
Secretary