

Minutes for Tuesday, October 15, 2013 Planning Board Meeting

- 1. Call to Order:** Chairman David Johnson called the meeting to order at 7:06 PM.
- 2. Introduction of Attendees:** Present were: Chairman David Johnson, Secretary Laura Chadbourne, Member Julie Frum, Alternate Member Ron Kiesman, and CEO Eric Gulbrandsen. Absent: Member Gail Bartlett.
- 3. Minutes from September 17, 2013 Meeting:** Portions of the minutes from the September 17th meeting were read by David Johnson. Laura Chadbourne moved and Julie Frum seconded the acceptance of the minutes with minor amendments. The motion passed unanimously.
- 4. CEO's Report for September 2013:** Eric Gulbrandsen presented the CEO report for September 2013. The following activity occurred:
 1. BUILDING PERMITS ISSUED:
Robert Parker, 34 Berry Rd., R7, 20, 32'x24' s/f 1 story; fee \$127.24
 2. R. V. PERMITS ISSUED:
NONE
 3. CERTIFICATES OF OCCUPANCY ISSUED:
NONE
 4. VIOLATION NOTICES ISSUED:
NONE
 5. TIMBER HARVEST NOTIFICATIONS:
NONE
 6. OTHER:
MDOT entrance permit for Ron Sislane, 199 Lovell Rd. R4,3
- Laura Chadbourne moved and Julie Frum seconded the acceptance of the CEO's September 2013 report. The motion passed unanimously.
- 5. Communication & Bills**
 - A. Correspondence Received (by date):**
 1. 9/16/13: rec'd via email from CEO Eric Gulbrandsen, list of additional abutters for the Patriot Way proposed subdivision.
 2. 9/17/13: rec'd via email from CEO Eric Gulbrandsen, copy of letter dated 8/17/13 sent to Shawn and Michael Ashe, informing them that the request for a Conditional Use Permit had been denied by the Sweden Planning Board.
 3. 9/20/13: rec'd via mail, copy of letter dated 9/19/13 from George Sawyer to the Bridgton Planning Board, requesting delay of further review of the Patriot Way subdivision until at least the December 2013 meeting.
 4. 9/20/13: rec'd via email from Georgiann Fleck, copy of letter dated 9/19/13 from George Sawyer to the Bridgton Planning Board, requesting delay of further review of the Patriot Way subdivision until at least the December 2013 meeting. There was one change to the letter where Mr. Sawyer had corrected a date reference.

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5. 9/21/13: rec'd via email, note from CEO Eric Gulbrandsen to Chair, Secretary, and Assistant to the Sweden Planning Board as well as Chair and Assistant to Bridgton Planning Board. The father of the Patriot Way subdivision applicant (Lance Colwell) stopped into The Bridgton News offices on 9/20 and talked about the subdivision project. Lance's father mentioned that his son is not a developer and is currently in Austria for his job for the next 2 years and is no rush on the Patriot Way project.
6. 10/2/13: rec'd via email from George Sawyer, an apparent acknowledgement of receipt of the 10/1/13 letter. Email is a reply to the 10/1 letter and states "thank you".

B. Correspondence Sent (by date):

1. 9/20/13: sent via email to Georgiann Fleck, note asking if any information had been received from the applicant or agent for the Patriot Way subdivision for the joint Bridgton/Sweden Planning Board meeting scheduled for October 1st.
2. 10/1/13: sent via email to George Sawyer, cc to Chair and Assistant to the Bridgton Planning Board, letter dated 10/1/13 sharing discussion points from the Sweden Planning Board's 9/17/13 meeting relating to the Patriot Way subdivision. Letter discusses the application fee, contour intervals, a revised abutter list, and approved Minutes from the 8/20/13 Sweden Planning Board meeting where Right, Title, and Interest was discussed.

6. Old Business:

- A. Patriot Way Subdivision: Board discussed process for the proposed Patriot Way subdivision. At this point, it is up to the applicant to take the next step. Board will wait and see what he or his agent bring forth. Laura brought up the remaining open issue of Right, Title, and Interest (RTI) and that the Bridgton and Sweden Boards would vote at their next joint meeting on whether the applicant had "standing to apply" based on the information that the boards have in hand at that point. Dave noted that such a vote could precipitate action by either the applicant or the abutters: hypothetically, if the Boards vote that RTI is not sufficient to allow the applicant to continue, then the applicant could escalate the issue to a higher court. Conversely, if the Boards vote that RTI appears solid, the abutters could escalate or sue over the issue. It would be best if the applicant and abutters could work out the RTI issue among themselves.
- B. Ashe CUP: Laura happened to be in the Sweden town office when a lawyer representing the Ashes was in the office looking for a form to file an appeal with the Sweden Board of Appeals over the Planning Board's decision on the recent Ashe conditional use permit (CUP). Town Clerk Alberta Ridlon was unable to find a form for the lawyer and could not reach Ann Diskin, the Chair of the Board of Appeals. Laura suggested the lawyer craft a letter to the Town to at least get the request on record, and to include the information outlined in the Appeals section of Sweden's Zoning and Land Use Ordinance; however, she could not advise him further as Board members cannot be involved in the appeals process.

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Eric noted that he'd heard Ann Diskin did receive a letter from the lawyer and that she would send the lawyer the appropriate form. The letter was received within the 60-day window from the Board's decision on the Ashe CUP.

7. New Business:

- A. Board agreed that a formal letter should be crafted to the Selectmen to officially notify them that there are two open seats on the Planning Board: 1 Member and 1 Alternate. Laura will draft a letter for Dave's signature.

8. Announcements:

- A. The next regular Meeting will be **Tuesday, November 19th, 2013** at 7:00 PM at the Sweden Town Office.
- B. The next joint Bridgton/Sweden PB meeting to discuss the Patriot Way Subdivision application is scheduled for Tuesday, December 3rd at 7:00 PM at the Sweden Town Office.
- C. The board has an opening for one Member and one Alternate Member (a Member serves a 5-year term; Alternate Members serve a 1-year term). Should anyone express interest, they can be appointed by the Selectmen.

Julie Frum moved that the meeting be adjourned at 7:36 PM. Chairman Dave Johnson adjourned the meeting.

Respectfully submitted,

Laura Chadbourne
Secretary