

Minutes for Tuesday, August 15, 2017 Planning Board Meeting

1. Call to Order: The meeting was called to order at 7:01 PM. David Johnson moved and Laura Chadbourne seconded that alternate member Ron Kiesman sit as member at the meeting (due to lack of quorum). The motion passed unanimously.

2. Introduction of Attendees: Present were: Chair David Johnson, Secretary Laura Chadbourne, Alternate Member Ron Kiesman, and CEO Larry Lyle. Absent: Members Dan Cousins, Kevin Taylor, and Morris Gibely.

3. Minutes from the July 25, 2017 Meeting: The minutes were reviewed by the group. Ron Kiesman moved and Laura Chadbourne seconded the acceptance of the minutes as written. The motion passed unanimously.

4. CEO's Report for July 2017: CEO Larry Lyle presented the report:

1. Building Permits Issued:

- o **Map R1 Lot 16** William Centamore , 159 Ridlonville Rd.
Demo existing home and outbuilding. Rebuild one story home on existing foundation #4/17 July 1st Fee: \$267.00.
- o **Map R02 Lot 5-A** Phil & Carolyn Coughlin, 201 Hardscrabble Rd
Construct 32 X 42" Barn #5/17 July 8 th Fee: \$347.56
- o **Map R08 Lot 20.5** Justin McIver, 5 Gerry Circle
Construct single family home #6/17 July 11th Fee: \$521.20.
- o **Map R09 Lot 23** Jenny York, 135 Smarts Hill Rd
Screened in Porch #7/17 July 15th Fee: \$144.52
- o **Map R01 Lot 53-1** Edwin York, 86 Ridlonville Rd
Construct 26 X 32' Barn/workshop # 8/17 July 22nd Fee: \$110.00
- o **Map U8 Lot 27** Bridgton Academy, Wint Rd
Demo Cabin #9/17 July 25th Fee: \$202.52

2. R. V. Permits Issued:

None

3. Certificates of Occupancy Issued:

None

4. Violation Notices Issued:

None

5. Timber Harvest Notifications:

None

6. Other:

- o **Map R06Lot 50** Denied permit for Goodman at 518 Bridgton Rd July 18th in writing. Non- conforming structure deck to be built for handicap accessibility. Helped Andrew Fogg to apply for a variance through the Appeals board.
- o **Map U8 Lot 27** Bridgton Academy, Met Gunnar Borsetti at cabin – Discussed possible foundation options. July 2nd
- o Emergency Planning Board meeting on the 25th. Bridgton Academy filled out demo permit and was granted at the meeting. Fee was paid.

Laura Chadbourne made a motion to accept the CEO's July 2017 report. Ron Kiesman seconded the motion. The motion passed unanimously.

5. Communication & Bills

A. Correspondence Received and Sent (by date)

Correspondence related to Bridgton Academy (“BA”) phosphorus control remediation and re-vegetation plan (“Plan”)

1. Letter (email) from Jeffrey Kalinich from Maine DEP dated 7/24/2017 to Ross Cudlitz cc. Sven Cole (BA) and Rick Dunton (BA’s engineer) noting he would like to meet at the ROW (Plan site) within the next few days. Replies from Ross and others.
2. Letter (email) from Sven Cole of BA dated 7/25/2017 to PB and others, attaching demolition permit for BA’s cabin. Permit paperwork attached. Note that original application was received at the 7/25/2017 meeting along with a check for the permit fee.
3. Letter (email) from Sven Cole of BA dated 7/25/2017 to PB and others, attaching a letter from Main-Land Development. Attached letter from Main-Land dated 7/25/2017 to the PB states that a PCP is not required for the camp demolition.
4. Letter (email) from PB dated 7/25/2017 to Sven Cole of BA summarizing conclusion voted upon by the PB earlier in the evening at the special PB meeting, and outlining the next immediate steps needed by BA.
5. Letter (email) from Ross Cudlitz dated 7/26/2017 to the PB noting agreement with Main-Land’s letter of 7/25/2017 that a PCP was not required given BA’s plan to demolish the cabin. Ross’ letter states that any future installation, platform, or structure considered on this parcel would need to come before the PB for a complete review of a new PCP.
6. Multiple emails on 7/26/17 replying to email from PB dated 7/25/2017:
 - a. Reply from Ross Cudlitz that a final invoice would be forthcoming for his services related to the BA application.
 - b. Reply from Sven Cole that he had attempted to deliver checks for Ross’ fees to the town office but it had been closed, and that he wanted to get the checks to the town ASAP so BA could start work on the cabin.
 - c. Reply to Sven from PB secretary that no work can begin until the LOC is finalized. Also that no work can begin until Lori Bennett and Laura Chadbourne confirm that all conditions had been met.
7. Letter (email) from Sven Cole of BA dated 7/27/2017 Ross Cudlitz, Lori Bennett, PB and others noting that checks for Ross Cudlitz’ fees had been dropped off to the town office and he is waiting for language back on the LOCs from the Sweden town attorney.
8. Letter (email) from Sven Cole of BA dated 7/28/2017 to PB secretary and ccing others that Sven had not received language yet from the town attorney for the LOCs.
9. Multiple emails dated 7/28 – 8/2/17 between Sven Cole of BA, Lori Bennett, Natalie Burns (attorney for the McQueens) and Mary Costigan (attorney for BA) related to language for the LOCs.

Minutes for Tuesday, August 15, 2017 Planning Board Meeting

10. Letter of decision from PB to Sven Cole of BA dated 7/31/2017. Letter outlines the terms of the approval with conditions for BA's Plan. Letter also includes Findings of Fact and Conclusions of Law for the BA Plan application.
11. Letter (email) from PB secretary dated 7/31/2017 to multiple parties noting that Letter of Decision had been mailed to BA.
12. Letter (email) from PB secretary dated 7/31/2017 to BA's attorney Mary Costigan, responding to an email from Mary earlier that day requesting that BA be allowed to start working immediately at the Plan site. PB secretary noted that Lori Bennett was talking with the town attorney in the morning and was the right contact to work with on the LOCs, and that the town was not trying to be obstructive but needed to be protected. Mary responded with an email on 8/1/2017 stating thank you and understood.
13. Letter (email) from Mary Costigan dated 8/4/2017 to multiple parties with an update about the LOCs with attachments. She noted that contractors that had been lined up had been cancelled and that BA wanted to start Tuesday and was looking for approval to proceed.
14. Letter (email) from PB secretary dated 8/7/17 to Mary Costigan and Sven Cole (cc multiple parties) that the Town of Sweden is approving BA to start work on the cabin demolition, remediation plan, and subsequent maintenance plan. Email noted that the approval may be rescinded if the LOC amendment is not provided to the Town of Sweden in a reasonable amount of time. Sven Cole replied that BA intended to start work the next day, and that the LOC paperwork was expected to be to the town ASAP.
15. Memo from PB secretary dated 8/7/17 to town Treasurer transmitting check from BA for cabin demolition fee of \$205.52

Other Correspondence sent/received

1. Email from Town Clerk to Planning Board dated 7/25/2017 with attachment of an updated April 2017 CEO report.
2. Letter (email) from Mike Friedman (attorney) dated 8/1/2017 to PB secretary. Email requests if PB might have a copy of an addendum to the Popple Hill Estates subdivision in their files. Secretary replied she would look at the town office, then emailed the pages to Atty. Friedman. Atty Friedman replied that they looked like the right information.

6. Old Business:

- A. Board discussed if all conditions have been met related to Bridgton Academy's phosphorous control remediation and re-vegetation plan. **The board determined that NOT all conditions had been met. Secretary to send a written notice to BA to remind them of these outstanding conditions:**
 1. Letter of Credit amendment to raise the amount from \$100,000 to \$175,000 was not received by the town; BA promised on 8/16, Secretary to keep tabs on this.
 2. Unsure if all of Ross Cudlitz' invoices have been paid by BA. Secretary to check with First Selectperson. If not, BA must remit these costs to the town.

Minutes for Tuesday, August 15, 2017 Planning Board Meeting

3. Final plan has not been submitted to the town. ROW should have been recorded at the registry of deeds and proof received by the PB before August 15th PB meeting.
- B. Board discussed if there were any updates to the PB's request to the Selectmen for administrative assistance. Ron mentioned that he had seen an advertisement for the position in the Bridgton News. No one else had any updates.

7. New Business:

- A. Chair Dave Johnson was contacted by Carol Johnson (resident) looking for how to create a burial site on their property. The Sweden Zoning Ordinance does not contain information about this; however, Dave reviewed state regulations and determined a property owner can create a burial site up to ¼ acre which must be added to the deed and a ROW added so cemetery can be accessed even after property is sold. Dave contacted Janet Mahannah (town Sexton) and she confirmed that is correct approach. Janet will contact Carol directly to follow up.

8. Announcements:

- A. The next regular Meeting will be on September 19th at 7:00 PM at the Sweden Town Office.
- B. The board has an opening for one Alternate Member (Alternate Members serve a 1-year term). Should anyone express interest, they can be appointed by the Selectmen.

Ron Kiesman made a motion to adjourn. Chair adjourned the meeting at 7:43 PM.

Respectfully submitted,

Laura Chadbourne
Secretary, Sweden Planning Board