

Minutes for Tuesday, September 19, 2017 Planning Board Meeting

1. Call to Order: The meeting was called to order at 7:00 PM.

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

3. Minutes from the August 15, 2017 Meeting: The minutes were reviewed by the group. Laura Chadbourne moved and Ron Kiesman (who acted as Member at the August 15th meeting) seconded the acceptance of the minutes as written. The motion passed unanimously.

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

1. Building Permits Issued:

- o **Map R03-Lot 30-A** Cindy LeCroy, 6 Ledge Hill Road
#10/17 Hoop Barn 40'X64"
Map U05 Lot 8 John Krol, 80 Wint Rd
11/17 Masonry repair to wall & stairs \$37.00
Map R06 Lot 5 T. L. Goodman, 518 Bridgton Rd
#12/17 Handicap Ramp and deck and remodel Kitchen and bath. \$206.00.

2. R. V. Permits Issued:

None

3. Certificates of Occupancy Issued:

None

4. Violation Notices Issued:

- a. Cindy Tripp, 613 Lovell Rd. Letter drafted.

5. Timber Harvest Notifications:

None

6. Other:

7. Status of Open Permits:

- a. **Map R1 Lot 16** William Centamore, 159 Ridlonville Rd
08/05/17 framing sills, floor and walls, sheathing, place roof rafters and collar ties.
- b. **Map R08 Lot 20.5** Justin McIver, 5 Gerry Circle
Construct single family home
08/05/17 Excavation, placed footings, poured walls and water proof, back fill complete- Set sono tubes framed floor and subfloor
- c. **Map R01 Lot 53-1** Edwin York, 86 Ridlonville Rd
Construct 26 X 32' Barn/workshop # 8/17
08/12/17 Set sono tubes, placed columns 6X6' and braced from floor. Sub floor, walls, roof trusses.
- d. **Map R02 Lot 5-A** Phil & Carolyn Coughlan, 201 Hardscrabble Rd.
Excavation for footing 07/20, placed footing 07/31, Walls 08/05, backfilled 08/06, set sills, framed walls 08/16.
- e. **Map U8 Lot 27 – 0:** 08/09/17 12:20 pm Bridgton Academy cabin.
No activity – Dan and Julie McQueen stopped up – discussed their frustration, called Sven, scheduled work early next week. Said he will call the night before.

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08/15 Site visit on received no call for starter work. Cabin has been demolished, silt fence in place, pile of debris to be picked up. Excavator still on site.

08/18 rest of debris removed, area disturbed has been hayed for revegetation. Excavator and skidder are on site.

08/21 Tree removal has begun, skidder retrieving logs, excavator picks and places on bed of chipper, shoots chips directly into trailer and hauls off.

08/22 Removal of timber harvesting equipment, all trees are gone, ready for excavation.

08/24 met with Khiel's operator, Dan, cutting slopes and filling on top side. No center line or stakes present. Rick Dutton of Main-Land Survey expected at noon for site visit. Ask Dan to have Rick give me a call.

08/29 Silt fence in place, removed stumps and unsuitables, working top and bottom slopes.

09/01 Started seeding and haying site, will be completed by Monday 09/04.

- f. **Map U04 Lot 12 0:** Richard & Mary McLaughlin, 63 Keyes Pond Rd, Deck completed.

Laura Chadbourne made a motion to accept the CEO's August 2017 report. Morris Gibely seconded the motion. The motion passed with 3 yes votes (Laura, Morris, and Dave) and 1 abstention (Dan Cousins). Dan noted he was abstaining under advice of legal counsel related to an issue with a code enforcement item at Pietree Orchards.

5. Communication & Bills

A. Correspondence Received and Sent (by date)

1. Letter (email) from PB Secretary Laura Chadbourne dated 8/15/2017 to Sven Cole at Bridgton Academy (BA) noting that the town had not received the promised amendment to the Letter of Credit (LOC). Sven responded via email on 8/16/2017 that there had been a mix up and that the document was on its way to the town.
2. Letter (email) from PB Secretary Laura Chadbourne dated 8/25/2017 to Sven Cole at BA. Email reminded BA that one of the conditions for approval of the Plan was for the final Plan and ROW to be recorded at the registry of deeds and proof received by the PB. Rick Dunton, PE from Main-Land responded via email the same day confirming that the Plan had been recorded at the registry and that he could send a copy of the recorded plan on mylar to the PB. He noted he could send it late the following week.
3. Letter (email) from Ross Cudlitz, PE dated 8/25/2017 to the PB with a site inspection report for the BA work being conducted on the ROW over the McQueen property. Site photos are attached to the report. Ross reported a satisfactory site inspection with two highlighted comments regarding a need for ROW boundaries and import of fill to meet the 3:1 slope requirement.
4. Letter (email) from Ross Cudlitz dated 8/27/2017 to Laura Chadbourne and Lori Bennett, First Selectperson. Ross relayed an email exchange between himself and Rick Dunton of Main-Land. Ross noted that Sweden CEO might need to get involved if Rick did not conform with Ross' site inspection recommendations.
5. Letter (email) from Ross Cudlitz, PE dated 8/31/2017 to the PB with a site inspection report for the BA work being conducted on the ROW over the

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McQueen property. Site photos are attached to the report. Ross reported a satisfactory site inspection.

6. Multiple emails between PB Chair Dave Johnson and Rick Dunton, PE of Main-Land between 8/31/2017 and 9/6/2017 regarding review process for the final mylar Plan for the town's signature. A PDF copy of an updated Plan dated 9/1/2017 was attached.
7. Letter (mylar of updated Plan dated 9/1/2017) from Rick Dunton of Main-Land received at Town Office for the PB on 9/6/2017.
8. Letter (email) from Bruce Taylor, Selectman, dated 9/13/2017 to Laura Chadbourne, relaying draft Minutes from the Selectmens' meeting on 9/12/2017. Minutes stated that BA Plan dated 9/1/2017 was approved by the Selectmen with two additional changes: 1) remove reference to Wint Rd., and 2) change the term "submit" to a more accurate term such as "amend".
9. Letter (email) from Laura Chadbourne dated 9/13/2017 to Rick Dunton of Main-Land, asking him to confirm that he had overnighted an updated Plan mylar to the town office with changes as voted by the Selectmen. Rick noted that the mylar would be overnighted the following day.
10. Letter (mylar of updated Plan dated 9/12/2017) from Rick Dunton of Main-Land received at Town Office for the PB on 9/15/2017

6. Old Business:

- A. Board reviewed final mylar of Bridgton Academy's (BA) Phosphorus Control Remediation and Re-vegetation Plan (Plan C2.1 dated 9/12/2017) in detail. Laura Chadbourne moved that the Board accept and approve this mylar as the final Plan. Dan Cousins seconded the motion. The motion passed unanimously. Each board Member present signed their name to the mylar indicating acceptance as final. Secretary to mail the mylar back to Rick Dunton at Main-Land so it can be recorded at the registry of deeds.

The Board then discussed if all conditions have been met related to Bridgton Academy's Phosphorous Control Remediation and Re-vegetation Plan ("Plan). Board agreed that the following outstanding items had been met: 1) Letter of Credit amendment had been received, 2) BA payment of Ross Cudlitz' invoices to date had been paid by BA, and 3) a Final Plan mylar for signature by the Planning Board had been provided.

However, three conditions have not been met and remain outstanding: 1) installation of the gate as committed to by BA in the Plan, 2) payment of final invoices for Ross Cudlitz' work, and 3) payment to the McQueens in accordance with the terms of the Settlement Agreement dated January 17, 2017 which required that payment be made when the Plan was approved (which occurred on July 25, 2017).

Board agreed that a letter would be sent to BA to: 1) confirm acceptance of the mylar, 2) outline that the mylar would need to be recorded at the registry of deeds with copies of the recorded Plan to be provided to the Board and McQueens, and

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3) remind BA of the outstanding conditions. Secretary and Chair to ensure letter created and sent.

- B. Board discussed update to the PB's request to the Selectmen for administrative assistance. Secretary indicated that she had talked to one of the candidates after a couple of the Selectboard members had spoken with her, and she seemed like a good fit. Ultimately the Selectboard would decide whether or not to make an offer.

7. New Business:

- A. None.

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.

A PB Member made a motion to adjourn. Chair adjourned the meeting at 7:30 PM.

Respectfully submitted,

Laura Chadbourne
Secretary, Sweden Planning Board