

Minutes for Tuesday, August 20, 2019 Planning Board Meeting

1. Call to Order: The meeting was called to order at 7:05 PM.

2. Introduction of Attendees: Present were:

Planning Board (PB) Members: David Johnson, Laura Chadbourne, Melanie Eldracher, Morris Gibely, Bill Graham (Alternate), and Ron Kiesman (Alternate). Member Kevin Taylor was absent, so Bill Graham served as a PB Member. **Code Enforcement Officer (CEO)** Arthur Dunlap also attended. Town resident Julie McQueen also attended (arrived 7:50 PM).

3. Minutes from the July 16, 2019 Meeting: The minutes were reviewed by the group. David Johnson moved and Morris Gibely seconded the acceptance of the minutes as written. The motion passed unanimously.

4. CEO's Report for July 2019:

- A. CEO reviewed the report with the PB. Discussed potential fines/replanting for timber harvest violation on Map R-05 Lot 52 Route 93; the Board of Selectmen (BOS) has not yet determined the final course of action.
- B. Laura Chadbourne brought up a property on Map R-08 Lot 9-3 on Route 93 near the Lovell town line that continues to be papered in Tyvek and not have siding. Owner had told CEO he would put on siding over the summer in 2019 but no siding has been installed yet. CEO stated he will contact owner.
- C. Short group discussion on Maine Uniform Building and Energy Code (MUBEC) which goes into effect September 2019. Sweden does not need to enforce MUBEC as the town has fewer than 4,000 residents. Morris Gibely moved and Laura Chadbourne seconded acceptance of the July 2019 CEO report. The motion passed unanimously.

5. Communication & Bills

A. Correspondence Received and Sent (by date)

1. Ltr from PB and from members of the Board of Appeals, Budget Committee, and former Selectman to the Sweden Board of Selectman (BOS) dated 7-22-2019. Letter outlined concerns about actions by the First Selectman as well as the BOS, and noted that several of the letter's signees would be attending the July 23, 2019 BOS meeting to discuss the issues.
2. Ltr from PB (email) to Linda Hanratty dated 7-27-2019 (Map U-5 Lot 7), attaching PB minutes from their June 18, 2019 meeting as additional evidence that the PB had approved her building permit for demolition of the existing dwelling and building a new one on the same location. Ms. Hanratty responded with a "Thank you" email on 7-28-19.

6. Old Business:

- A. The PB reviewed the discussion that occurred at the BOS meeting on July 23, 2019 where a letter dated July 22, 2019 signed by members of the PB, Board of Appeals, Budget Committee and a former Selectman outlining concerns about the BOS had been reviewed with the BOS. At that meeting, the BOS offered to conduct an executive session with Julie McQueen (and others, if she wished) to discuss the BOS' concerns. Since that time, Julie

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offered dates for the executive session, but a Selectman (Ron Shorey) contacted Julie and stated the session will have to wait. There has been no follow up by the BOS to schedule the executive session that they committed to at the July 23rd meeting. It was noted that this was the second time the BOS had offered to conduct an executive session with Ms. McQueen and failed to do so.

7. New Business:

- A. Morris Gibely passed around copies of materials from the recent Shoreland Zoning seminar he attended, hosted by Lakes Environmental Association. PB Members will take away for reading.
- B. Board discussed Bridgton Academy (BA) requirement to provide an update to the maintenance log for property at Map U-8 Lot 27, accessed by a right of way over the property of Julia and Dan McQueen, Map R-1 Lot 2. BA is required to update the log annually, with the next review scheduled for summer of 2019. Last log update was February 2019. Secretary to draft a letter for Chair to send to BA, reminding them of the requirement for the annual review and log update submission to the town.
- C. Discussion of potential dates for next workshop to update Sweden's Zoning and Land Use Ordinance was tabled until a future meeting due to uncertainty about the availability of the Planning Board Assistant to continue supporting this effort.
- D. At 8:01 PM, Dave Johnson made a motion to adjourn to an executive session to discuss issues impacting the Planning Board and Planning Board Assistant. Melanie Eldracher seconded the motion, which passed unanimously.
- E. At 9:02 PM, the PB closed the executive session.
- F. David Johnson made a motion to have the Planning Board Secretary and Planning Board Assistant contact the town's legal firm to gather legal information and understand costs to evaluate options to address the situation that was outlined in the July 23, 2019 letter to the BOS. If the town attorney declines, the Planning Board will solicit other avenues for legal advice, with expenses to be paid from the Planning Board account. Melanie Eldracher seconded the motion, which passed unanimously.

8. Announcements:

- A. The next regular Meeting will be on Tuesday, September 17, 2019 at 7:00 PM at the Sweden Town Office.

A motion was made to adjourn the meeting. The Chair adjourned the meeting at 9:15 PM.

Respectfully submitted,

Laura Chadbourne,
Secretary, Sweden Planning Board