

**Minutes for Monday, March 1, 2021 Planning Board Meeting
Zoning Ordinance Update Workshop**

Note: this meeting was held by video-conference as allowed by State of Maine emergency measures put in place in March 2020 in response to the COVID-19 pandemic.

1. Call to Order: The meeting was called to order at 6:34 PM.

2. Introduction of Attendees - present were:

a. Planning Board (PB) Members: Bill Graham (Chair), Laura Chadbourne (Secretary), Morris Gibley, Melanie Eldracher, David Johnson, and alternate member Lynn Hopkins

b. Additional attendees: Julia McQueen, PB Assistant; Charlotte Riley, Warren deWildt, Jacob Linley, Ali Linley, Frank LaRosa, Sharon LaRosa, Mary Sohl, Dell Foss (joined later)

3. Group briefly reviewed the scope of proposed revisions to the Zoning Ordinance (ZO) to date (from board's work on the document in 2019). The steps required to update the ZO were also reviewed. They include:

a. **Workshops held by the PB**, publicly noticed in advance. Members of the public are welcome to attend and observe. Input to the proposed ZO changes from the public is invited when public hearings are held to review the proposed changes.

b. Once the proposed ZO edits are complete, **the PB holds a public hearing**

c. If additional changes are recommended after the public hearing, PB would meet to address them. If they make substantive changes, another public hearing will be held

d. The revised ZO would go to a **vote to adopt at a Town meeting.**

e. **In accordance Sweden's current ZO**, copies of any amendments, attested and signed by the Municipal Clerk, shall be submitted to the Department of Environmental Protection (DEP) following adoption by the Governing Body, and shall not be effective unless approved by the DEP. If DEP fails to act on any amendment within 45 days of the Department's receipt of the amendment, the amendment is automatically approved.

4. Group discussed and answered the questions posed by Mike Morse (former Maine DEP; engaged by the PB as a subject matter expert) related to proposed updates to the ZO.

5. Discussion of possible engagement of a forester for assistance with revisions to the Timber Harvesting section of the ZO. One of PB's overarching goals is to prevent future timber harvesting violations in the town of Sweden. Julie McQueen spoke with the State of Maine Forestry Department who suggested the town look into hiring a forester to help with the ZO revisions. Paul Larrivee, a former forest service employee was recommended as a consultant. PB member Melanie Eldracher noted that she has heard good things about Mr. Larrivee as well. A letter from Mr. Larrivee (207 Forestry) with a proposal was reviewed by the PB. PB could invite Mr. Larrivee to the next ZO workshop so he could explain the State Law and the town's options, get feedback from the PB on the ZO, and then help with drafting a proposed ZO revision. **Laura Chadbourne made a motion for the PB to invite Paul Larrivee to the next ZO workshop meeting to hear his proposal and ideas, and also to have Julia McQueen act as liaison between the PB and Mr. Larrivee for information and coordination. David Johnson seconded the motion which passed unanimously.**

6. Discussion of possible engagement of Lakes Environmental Association (LEA) for assistance with revisions to the Phosphorus Control section of the ZO. LEA has a new employee who is willing to review the phosphorus control section of the ZO for little to no cost. LEA is also willing to revise town maps. From a timing perspective, might want to wait to engage LEA until Mike Morse has provided his recommendations on Shoreland Zoning updates. **Laura Chadbourne made a motion for the PB to express its intent to engage LEA at the appropriate time and have PB share the current ZO with LEA shortly. Morris Gibley seconded. The motion passed unanimously.**

7. Question from Ali and Jacob Linley, property owners in Sweden (Map R-05, Lot 25-0). A house on the property was destroyed years ago in a storm; there is an existing well and septic remaining. They are interested in placing a yurt or geodesic home on the property which would be about 300 square feet. The PB

**Minutes for Monday, March 1, 2021 Planning Board Meeting
Zoning Ordinance Update Workshop**

confirmed that all residences in town must be at least 600 sq. feet as per the Zoning Ordinance (Section X. Performance Standards, G. Manufactured Housing): “Manufactured housing on a single lot shall meet all of the requirements of this Ordinance for single family dwellings, to include 600 square feet of habitable ground floor living space...”

8. Announcements:

- A. The next PB Zoning Ordinance Workshop meeting is scheduled for Monday, March 15, 2021 at 6:30 PM via video conference.

A motion was made to adjourn the meeting. The Chair adjourned the meeting at 7:50 PM.

Respectfully submitted,

Laura Chadbourne,
Secretary, Sweden Planning Board