

## Minutes for Tuesday, August 20, 2013 Planning Board Meeting

**1. Call to Order:** Chairman David Johnson called the meeting to order at 7:03 PM.

**2. Introduction of Attendees:** Present were: Chairman David Johnson, Secretary Laura Chadbourne, Members Gail Bartlett and Julie Frum, Alternate Member Ron Kiesman, and CEO Eric Gulbrandsen. Absent: none.

### **3. Minutes from July 16, 2013 Meeting**

Before the Minutes were read, Julie Frum asked the group why the Minutes were typically read word-for-word out loud. In her experience, this isn't typical. Dave Johnson mentioned that he'd asked about this once and was told "that's how it's always been done". The group discussed whether reading Minutes word for word was necessary in every case, especially when the Minutes in front of the group were 11 pages long and everyone had already read them on their own time. Dave noted that Board members were expected to show up to the meeting having already read the Minutes and having comments / corrections ready to discuss.

Julie Frum made a motion to amend the Planning Board By-Laws to allow the Board to review the Minutes in a format at their discretion, eliminating in some cases a word-for-word reading. Gail Bartlett seconded the motion. The motion passed unanimously.

Laura Chadbourne will amend the Planning Board By-Laws to reflect this change and update all Planning Board Guides at the next PB meeting.

**4. CEO's Report for July 2013:** Eric Gulbrandsen presented the CEO report for July 2013. The following activity occurred:

1. BUILDING PERMITS ISSUED:  
Wyatt Ridlon, R1,11A , Permit Renewal 03-09; fee \$25.00
2. R. V. PERMITS ISSUED:  
NONE
3. CERTIFICATES OF OCCUPANCY ISSUED:  
NONE
4. VIOLATION NOTICES ISSUED:  
NONE
5. TIMBER HARVEST NOTIFICATIONS:  
Wayne Infinger, Knights Hill Road, R9, 19  
Ronald & Carol Sislane, Lovell Road, R4,3
6. OTHER:  
Various calls concerning proposed subdivision in Bridgton accessing Knights Hill Road through West View Lane.

Laura Chadbourne moved and Gail Bartlett seconded the acceptance of the CEO's July 2013 report. The motion passed unanimously.

### **5. Communication & Bills**

#### **A. Correspondence Received (by date):**

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1. 7/16/13: received at PB meeting from David Johnson, letter dated 7/9/13 from Robert Scott, tendering his resignation from the Sweden Planning Board.
2. 7/16/13: rec'd at PB meeting from Robert Santomenna, letter dated 7/16/13 from Robert Santomenna to the Sweden Planning Board regarding his concerns about the Ashe CUP application for a dock.
3. 7/16/13: rec'd via email from Georgiann Fleck, draft Minutes of the 7/2/13 Bridgton Planning Board meeting.
4. 7/16/13: rec'd via email from Georgiann Fleck, final Minutes of the 6/4/13 Bridgton Planning Board meeting.
5. 7/16/13: rec'd via email from Georgiann Fleck, copy of letter dated 7/16/13 sent from Georgiann Fleck to George Sawyer, confirming that the Bridgton Planning Board tabled further discussion on the Patriot Way subdivision application until the 8/6 joint Bridgton/Sweden PB meeting, as requested by Mr. Sawyer.
6. 7/18/13: rec'd via email, acknowledgement from George Sawyer of receipt of email dated 7/17/13 from David Johnson.
7. 7/26/13: rec'd by all Board Members and CEO Eric Gulbrandsen via certified mail from George Sawyer, packet of information regarding the Patriot Way subdivision, including application materials for Sweden, full size set of site plans, letter from attorney Michael Friedman, and copies of certified mail receipts to abutters of notification of 8/6 joint meeting of the Bridgton and Sweden Planning Boards.
8. 7/29/13: rec'd from Steve Collins (Bridgton PB Chair) via email, outline of process plan for 8/6 joint meeting of the Bridgton/Sweden Planning Boards.
9. 7/29/13: rec'd via email from Georgiann Fleck, letter dated 7/29/13 (also rec'd by mail) noting that future correspondence received regarding the Patriot Way subdivision application would be forwarded as a single copy to Secretary Laura Chadbourne for distribution to Sweden PB members.
10. 8/5/13: rec'd via email from Georgiann Fleck, final Minutes of 7/2/13 Bridgton Planning Board meeting.
11. 8/4/13: rec'd via USPS from Georgiann Fleck, package of materials for the 8/6/13 joint Bridgton / Sweden PB meeting. Packet included several items not relevant to the Patriot Way subdivision or items that had previously been received. However, a few items were noted as new information:
  - Memo dated 8/1/13 from Georgiann Fleck to Bridgton Planning Board with legal opinion from Drummond Woodsum regarding the Buck Estates Subdivision approved by the Bridgton PB in November 2012.

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- Agenda for the 8/6/13 Bridgton Planning Board meeting

12. 8/6/13: rec'd at joint Bridgton/Sweden PB meeting, letter dated 7/30/13 from Caroline Lamphier to Steve Collins (Bridgton PB Chair) with concerns about the Patriot Way subdivisions.

13. 8/12/13: rec'd via email from Eric Gulbrandsen to Laura Chadbourne, notification that Michael Friedman (lawyer for applicant) contacted Eric regarding obtaining Sweden's public records regarding West View Lane. Laura replied with process information and noting that Mr. Friedman could contact her directly for assistance.

14. 8/16/13: rec'd via email from Georgiann Fleck, agenda for 8/22/13 site walk on West View Lane regarding the proposed "Patriot Way" subdivision.

### **B. Correspondence Sent (by date):**

1. 7/17/13: sent via email from Chairman David Johnson to George Sawyer. Letter outlines expectations of the Sweden PB regarding the proposed Patriot Way subdivision.

2. 7/17/13: sent via USPS by Laura Chadbourne on behalf of Chairman David Johnson to George Sawyer, written letter with same content as email of 7/17 from Johnson to Sawyer.

3. 7/21/13: sent via email by Laura Chadbourne to Michael and Shawn Ashe, Letter of Decision regarding their CUP application for a dock and noting that a hard copy would be mailed.

4. 7/21/13: sent via USPS by Laura Chadbourne to Michael and Shawn Ashe, Letter of Decision from David Johnson regarding their CUP application for a dock.

5. 7/21/13: sent via USPS by Laura Chadbourne to Robert Santomenna, copy of Letter of Decision from David Johnson to Michael and Shawn Ashe regarding their CUP application for a dock

6. 8/7/13: sent via email from Laura Chadbourne to George Sawyer requesting confirmation of receipt of 8/6 meeting notification to abutters of the proposed Patriot Way subdivision.

7. 8/7/13: sent via email from Laura Chadbourne to Georgiann Fleck, offering to coordinate the block ad with the Bridgton News for site walk on 8/22/13 for the proposed Patriot Way subdivision. Georgiann replied concurrence for Laura to arrange the ad.

8. 8/7/13: sent via email from Laura Chadbourne to George Sawyer, request for proof of confirmation that abutters received his 7/23/13 information about the 8/6/13 joint Sweden/Bridgton Planning Board meeting.

9. 8/11/13: sent via email from Laura Chadbourne to the Bridgton News, request for block ad in the 8/15/13 edition of the Bridgton News, block ad regarding site walk on

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8/22/13 for the proposed Patriot Way subdivision. Receipt of ad was acknowledged and a correction to the ad noted (correcting “West View Road” to “West View Lane”).

10. 8/12/13: sent via email from Laura Chadbourne to PB Members and Georgiann Fleck, draft Minutes from the joint Bridgton/Sweden PB meeting on 8/6/13.

### 6. Old Business:

- A. Ashe CUP: Eric Gulbrandsen mentioned he'd met with a lawyer representing Michael and Shawn Ashe on Aug. 16<sup>th</sup> to explain the denial of the Conditional Use Permit for their dock. Eric has also sent a letter of denial to the Ashes as required. The applicants now have 60 days to appeal via an administrative appeal or a variance request. Dave Johnson asked if floats were allowed. Eric noted that floats are not addressed in our Ordinance.
- B. Board reviewed and discussed Minutes from the 8/6/13 joint Sweden/Bridgton Planning Board meeting regarding the proposed Patriot Way subdivision. A few corrections and modifications were noted. Gail Bartlett moved and Julie Frum seconded to accept the Minutes as amended. The motion passed unanimously.
- C. Board also discussed next steps in terms of process for the Patriot Way proposed subdivision. Notes:
- Laura noted that George Sawyer missed a step in the abutter notifications and did not notify Craig and Jennifer Smith as required by the Ordinance.
  - Laura also noted that George Sawyer had not yet provided evidence of receipt for the certified mail packages sent to abutters on 7/23, despite a request in person at the 8/6 joint meeting plus a request via email on 8/7.
  - The group discussed whether to formally request more information from the applicant regarding West View Lane road management as well as title/deed information (Julie Frum had drafted a letter if the Board thought it should be sent). The Board decided not to request more information for two reasons:
    1. There is still a potential issue with “standing to apply” given the two differing legal opinions about Right, Title and Interest (RTI), which needs to be resolved before addressing the specific points in the application; and
    2. The information about giving Sweden more road management and some sort of title/deed resolution had already been suggested by Julie Frum to the applicants at the 8/6 joint PB meeting, so the request was already on record.
  - The group decided that at the next joint meeting in October, a member of the Sweden Planning Board would put forth a motion to vote on whether the applicant had “standing to apply” / RTI for access to Patriot Way.
- D. CMP vegetative screening: Laura Chadbourne asked Eric Gulbrandsen if he had notified CMP about some of the screening having died. Eric did notify CMP but had not heard back. Dave Johnson mentioned that he'd talked to CMP about an issue near his house and had also inquired about the dead trees. CMP told Dave Johnson that they planned to address the issue in the fall of 2013.

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### 7. New Business:

- A. None.

### 8. Announcements:

- A. The next regular Meeting will be **Tuesday, September 17, 2013** at 7:00 PM at the Sweden Town Office.
  
- B. A site walk to include the Sweden and Bridgton Planning Boards in regards to the Patriot Way proposed subdivision will take place on Thursday, August 22, 2013 at 5:00 PM. The Site Walk will commence on West View Road in Sweden to access the proposed subdivision parcel of 78 acres (Bridgton Tax Map 16, Lots 5 and 5F).
  
- C. The next joint Bridgton/Sweden PB meeting to discuss the Patriot Way Subdivision application will take place on October 1, 2013 at 7:00 PM at the Bridgton Town Office.
  
- D. 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.

Gail Bartlett moved that the meeting be adjourned at 8:27 PM. Chairman Dave Johnson adjourned the meeting.

Respectfully submitted,

Laura Chadbourne  
Secretary