

Minutes for Tuesday, April 20, 2010 Planning Board Meeting

1. **Call to Order:** Chairman David Johnson called the meeting to order at 7:05 PM.
2. **Introduction of Attendees:** Present were: Chairman David Johnson, Secretary Laura Chadbourne, Member Gail Bartlett, Member Bob Scott, and CEO Eric Gulbrandsen. Absent: Annette Bouchard, Member and Ron Kiesman, Alternate
3. **Election of Officers:** Vote was held for election of Chairman and Secretary positions for the term of one year each. Gail Bartlett moved and Bob Scott seconded a vote to retain David Johnson as Chairman and Laura Chadbourne as Secretary. The motion passed unanimously.
4. **Read Minutes from March 16, 2010 Meeting:** The minutes from the March 16, 2010 meeting were read by David Johnson. Gail Bartlett moved and Laura Chadbourne seconded the acceptance of the minutes. The motion passed unanimously.
5. **Communication & Bills**
 - A. Correspondence Received: 4/8/10 letter from Eric Gulbrandsen, Sweden CEO, forwarding Conditional Use Permit application from Warren and Gail deWildt.
 - B. Correspondence Sent: 4/9/10 above letter re: CUP for deWildts was forwarded via email to all PB Members; on 4/11/10, hard copies of same were mailed to all Members.
6. **CEO's Report:** Eric Gulbrandsen submitted the March 2010 CEO report. Gail Bartlett moved and Laura Chadbourne seconded the acceptance of the CEO's March report. The motion passed unanimously.
7. **Old Business:**
 - A. **CEO Issue re: tax map corrections:** Cindy Tripp and Linda Reed names are swapped on the tax maps; Eric alerted O'Donnell. They are looking into the issue.
 - B. **CEO Issue re: Kelly property:** sign has been removed. Owner states he is still planning to file a CUP application.
 - C. **CEO Issue re: Tripp property** on Rte. 93. Property has unregistered vehicles and junk by the road. Eric working with O'Donnell to straighten out tax map issues before taking action for cleanup on this property.
 - D. No updates / contacts from Klumb Environmental re: cell tower proposal for Popple Hill. Laura Chadbourne has cut out and saved the two notices that appeared in the Bridgton News on March 18 and March 25, 2010. The notices requested comments on any potential effects that may be caused to historic properties from a proposed 190 foot high communications tower "to be constructed off of Lovell Road/Route 93, Sweden, Maine".
8. **New Business:**
 - A. Laura Chadbourne passed out new versions of the Sweden Planning Board Guide April 2010 and asked that everyone review their information to be sure that it is correct.
 - B. The Board received a Conditional Use Permit Application from Warren and Abigail deWildt of 517 Wire Rd. Wells, ME 04090 for a dock addition consisting of a 10' X 10' section (for a total of a 42 ft. long dock). The CEO notified the Board in writing and

Minutes for Tuesday, April 20, 2010 Planning Board Meeting

forwarded the Application and the check to the Secretary of the Planning Board on April 7th. The secretary forwarded copies to members of the Board. The Board reviewed the application according to Section XIII. Conditional Use of the Zoning Ordinance and found the following:

1. The property owner of record made the application.
2. The applicant has submitted the required \$50 application fee and will be responsible for any expenses over the \$50 fee incurred by the Planning Board in considering the application. The applicant is responsible for these charges whether or not the permit is granted.
3. The board reviewed the application and the required submittals and determined the following:
 - a. Plan of area showing contours, high water elevation, ground water conditions, bedrock slope or vegetative cover is included on page 4 of the application.
 - b. High intensity soil survey is not required for a proposed dock extension.
 - c. Plan of area showing location of existing and proposed buildings, park areas, traffic access, driveways, piers, open spaces and landscaping is included adequately on page 3 of the application.
 - d. Plans of buildings, sewage disposal facilities and water facilities are not required for a proposed dock extension.
 - e. The Board determined that all pertinent information necessary to determine if the proposed use meets the provisions of the ordinance has been provided this time. This review does not constitute the final review of this section for permit approval.

Gail Bartlett moved and Bob Scott seconded to accept deWildt Conditional Use Application complete as submitted. The motion passed unanimously.

C. Site Walk and Public Hearing: in accordance with Section XIII. Conditional Use, which states that within 45 days after the board votes and agrees that the application is complete, a site walk and public hearing are schedule. The Board will hold a site walk at 6:30 pm on Tuesday May 18, 2010 at the site at 58 Wint Rd (Map U-5 Lot 5). The Board will then meet at the Town Office at 7 pm for their regular meeting and hold the public hearing at 7:15 pm.

Notice of both the time and place of the site walk and the public hearing and the nature of the Conditional Use request will be sent to the selectmen, CEO, and the Chairman of Board of Appeals. Laura Chadbourne will leave the letters in the appropriate mailboxes at the Town Office this week.

In addition, at least 20 days prior to the public hearing, Laura Chadbourne will send notices of the same to the applicant and all abutters (the list of abutters have been determined by the tax maps) via certified mail, return receipt. Laura Chadbourne will send these letters this week to the applicant and to the abutters.

The ordinance requires that notice is also placed as a block ad in the Bridgton News at least 10 days prior to the public hearing. Dave Johnson will submit a request that a block ad be placed in the Bridgton News editions as follows:

Minutes for Tuesday, April 20, 2010 Planning Board Meeting

“Please post the following as a block ad in the Bridgton News editions April 29 and May 6, 2010: The Sweden Planning Board will hold a Public Hearing on Tuesday May 18, 2010 at 7:15 PM; to consider the Conditional Use application for a dock addition consisting of a 10’ X 10’ section (for a total of 42 ft long). The Board will commence with a site walk at 6:30 pm at the site at 58 Wint Rd (Map U-5 Lot 5); and reconvene in the Town Office at 7 pm for the hearing and their regular meeting. The applicants are Warren and Abigail deWildt of 517 Wire Rd. Wells, ME 04090”

D. The group reviewed section IX. Non-Conformance (pages 13-17) of the current Town of Sweden Zoning and Land Use Ordinance, Seventh Revision March 21, 2009.

9. Announcements:

A. The next regular Meeting will be Tuesday, May 18, 2010 at 7:00 PM at the Sweden Town Office. The Board will commence with a site walk at 6:30 pm on Tuesday May 18, 2010 at the site at 58 Wint Rd (Map U-5 Lot 5) and will then meet at the Town Office for their regular meeting and for a Public Hearing regarding the CUP application for a dock addition made by Warren and Abigail deWildt.

B. The board still has an opening for one alternate (an alternate serves a one year term). Should anyone express interest, they can be appointed by the Selectmen.

Gail Bartlett moved and Laura Chadbourne seconded that the meeting be adjourned at 8:10 PM.

Respectfully submitted,

Laura Chadbourne
Secretary