

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Ken Gibbs-Vice Chair	X	Kari Downs, Admin Asst., Staff	X
Greg Watkins	X	Linda LaCroix, Dir. Of Comm Development	X
Dee Miller	X		
Dan Harden	X		
Paul Tworog-Alternate	X		
Doug Oakley-Alternate	X		

**Item #1 Call to Order**

Deb Brusini, Chair, called the meeting to order in the downstairs conference room at 6:00p.m. on January 7, 2020.

**Item #2 The Pledge of Allegiance****Item #3 Appoint Alternate(s)** None-all in attendance**Item #4 Approval of Minutes:**

For more details <https://vimeopro.com/lrtv/town-of-bridgton-2019>.

- December 5, 2019
- December 9, 2019

**MOTION-** December 5<sup>th</sup> minutes-Motion by Mr. Harden to fix typos item 8, #1 to say “non-conformance” and “Mr.” Miller to “Mrs.” Miller. 2<sup>nd</sup> by Ms. Miller. Approved Unanimously.

**MOTION-**Mr. Watkins moved to accept minutes as written. 2<sup>nd</sup> by Mr. Oakley. Approved Unanimously.

**Item #5 Old Business**

- **Philip and Katherine Sanborn**  
South Bridgton R. Map 5 Lot 54 & 56  
Gravel Extraction  
Continued from October 1, 2019

**MOTION-** Mr. Watkins moved to table the business of Philip and Katherine Sanborn gravel extraction until the first regular meeting in February. 2<sup>nd</sup> by Mr. Gibbs. Approved Unanimously.

- **Wood Ponds Village**  
Ira Socket  
South High Street Map 4 Lot 15  
Subdivision  
Represented by Betty LeGoff, Agent, Main-Land Development

**MOTION-** Mr. Watkins moved to accept the application as not complete. Motion withdrawn.  
**Consensus of the chair-application is complete**

**MOTION-** Mr. Watkins moved to table this topic, review of the application, until no later than April 7<sup>th</sup> unless agreeable by both parties. 2<sup>nd</sup> by Ms. Miller. 4 in favor, 1 opposed (Mr. Gibbs).  
MOTION passes.

Ms. LeGoff withdraws application until the LUO is amended.

#### **Item #6 New Business**

- **Groundcover Café**  
**Lucia Terry**  
**209 Main St. Map 23 lot 118**  
**Retail, Short-term rental apartment and restaurant**

**MOTION-** Mr. Watkins moved to find the application incomplete. 2<sup>nd</sup> by Mr. Gibbs. Approved unanimously.

**Lucia Terry represented by her daughter, Melinda Holmes**

#### **ITEMS discussed with Applicant:**

- Applicant advised to meet with CEO to discuss waste disposal requirements, holding tank size and "2 hour burn" kitchen specs
- Need scale map of project
- Items on application noted with "no change" need to be answered with the existing use
- More detail is needed for signage. App will provide sketch
- Need floor plan for second level (specifically addresses fire exits), egress
- Need documentation that the kitchen meets state standards
- Parking and circulation need to be addressed
- Bathroom needs to be brought to ADA compliance
- Calculations for water tank need to be included in app
- Certified mail receipts to abutters must include identifying information

#### **Item #7 Approved Applications as per Bridgton Site Plan Review Ordinance 4.A.1**

**NONE**

#### **Item #8 Topics of Discussion**

**1. Marijuana workshop prep, Jan. 13<sup>th</sup>**-Chair handed out tables for review. Ms. Miller will bring additional prep documentation to Ms. Downs to add to the one drive.

#### **2. Land Use Ordinance workshop prep and set date-**

**MOTION-** Ms. Miller moved that PB requests the town attorney provide language that references sub-division regulations with-in LUO. 2<sup>nd</sup> by Mr. Gibbs. Approved Unanimously.

**MOTION-** Ms. Miller moved ask town attorney for language to change some districts which limit “setbacks” to Public lot line only and should reference “Public or Common”. 2<sup>nd</sup> by Mr. Gibbs.  
NO VOTE

**MOTION-** Mr. Watkins moved to have legal counsel get recommendation of the language change to allow single story buildings-only with-in the DVB-I district- the ability to have an upper story use located on the ground floor provided a certain percentage, to be determined, of the straight facing portion of the ground floor is dedicated to ground story use as outlined in the LUO. 2<sup>nd</sup> by Ms. Miller. 4 in favor, 1 opposed (Mr. Harden).

### **3. Training Workshop-Feb. 18<sup>th</sup> at 1pm**

**ACTION ITEM-** make request for town attorney to add more detail on site plan and sit down to discuss with Ms. LaCroix

### **4. Maine Townsmen**

### **5. Sign bylaws for revision to Planning Board Meeting time**

### **6. Other**

**a. Assisted Living-**Discussion regarding a potential amendment of zoning in the LUO to allow assisted living. PB suggested any interested party coming forward to the board with request. Willing to consider adding to the agenda ASAP.

**MOTION-**Mr. Harden moved to start PB meeting on Jan. 13<sup>th</sup> at 4:30pm to allow Assisted Living lawyer to address matter. 2<sup>nd</sup> by Mr. Gibbs. Approved Unanimously.

**b. Request for extension to BOS for MJ and LUO ordinance submission-** Memo will be completed by Ms. Downs and submitted to add to BOS agenda for consideration (by Wednesday, Jan. 8<sup>th</sup>). Extension request to March 10<sup>th</sup>.

### **Item #9 Adjourn**

**MOTION-**Mr. Gibbs moved to adjourn @ 9:26. 2<sup>nd</sup> by Mr. Oakley. Approved Unanimously.