

**Bridgton Planning Board Meeting Minutes
Downstairs Meeting Room**

**March 3, 2020
5:00pm**

Board Members		Staff Members	
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		

Call to Order

Deb Brusini, Chair, calls the meeting to order in the downstairs conference room at 5:00 pm on March 3, 2020.

MOTION-Mr. Gibbs moves to change the agenda re: New Business at the request of Mark Lopez, and agreeable by Main Eco Homes, to allow the Middle Ridge Estates matter to be heard before the other. Seconded by Mr. Watkins. 5-0, passes.

The Pledge of Allegiance

Appoint Alternate(s)

NONE

Approval of Minutes

- | | |
|--------------------|---|
| January 7, 2020- | Mr. Harden moves to approve. Seconded by Mr. Gibbs. 5-0, passes. |
| January 13, 2020- | Mr. Harden moves to approve with below corrections. Seconded by Mr. Watkins. 5-0, passes. <ul style="list-style-type: none"> • Attach the "Table of Standards" referenced in minutes • Motion regarding T1-T3 MJ, minutes should reflect voting as affirmative Ms. Miller, Mr. Oakley and Mr. Watkins |
| February 3, 2020- | Mr. Watkins moves to approve with below correction. Seconded by Mr. Gibbs. 5-0, passes. <ul style="list-style-type: none"> • Change "affect" to "effect" at the bottom of the page |
| February 4, 2020- | Mr. Watkins moves to approve with the below correction. Seconded by Mr. Harden. 5-0, passes. <ul style="list-style-type: none"> • Item # 5 Motion change from "1192" to "1992" |
| February 19, 2020- | Mr. Watkins moves to approve. Seconded by Mr. Harden. 5-0, passes. |

Item #5 Old Business

South Bridgton Rd. Map 5 Lot 54 & 56 Gravel Extraction (Continued from February 4, 2020)

MOTION-Mr. Watkins moves to take Gravel extraction off the table. Seconded by Mr. Gibbs. 5-0, passes.

MOTION- Mr. Gibbs moves to accept the evidence in full submitted by the Bridgton Water District- an email exchange with DEP and includes references to Google Earth and GIS locations. Seconded by Mr. Watkins. 5-0, passes.

MOTION- Mr. Gibbs moves to direct the Town Staff to schedule a site visit for the Planning Board to visit the Sanborn property, when “walkable”, that is agreeable by both the PB and the Sanborn’s. Seconded by Mr. Harden. 5-0, passes.

Matter is recessed until site visit date.

Item #6 New Business

B. 144 Main Street Commercial Development, Map 23 Lot 28, Main Eco Homes

Board Consensus- Application is complete

MOTION- Mr. Gibbs moves to schedule public hearing for application as soon as it is convenient. Seconded by Ms. Miller. 3-2, Mr. Watkins and Mr. Harden opposed. Passes.

A. Middle Ridge Estates Sub-division Middle Ridge Road, Map 14 Lot 15 L F Investments, LLC/Mark Lopez

Board Consensus- Application is complete. No public hearing or site visited required.

Submitted for Record-Recommendation for consideration from Bridgton Fire Chief, Tom Harriman

MOTION- Mr. Gibbs moves to accept waiver request for the application requirement “A letter from a hydrologist stating that septic runoff from the proposed development will not adversely affect adjacent property or private water supplies shall be submitted with the preliminary application.” Seconded by Mr. Watkins. 5-0, passes.

MOTION- Mr. Gibbs moves to accept waiver request for the application requirement “Provisions for collection and discharging storm drainage in the form of a drainage plan prepared by a professional engineer that demonstrates changes in hydrologic conditions will not cause offsite flood damage to public or private property. Changes in runoff shall be calculated by using the TR-55 method or subsequent approved methods developed by the U.S.D.A. Soil Conservation Service.” Seconded by Mr. Watkins. 5-0, passes.

MOTION- Mr. Gibbs moves to waive the distance requirement cited in the FPSD Ordinance. Seconded by Mr. Watkins. 5-0, passes.

MOTION- Mr. Gibbs moves to add condition that the applicant will adhere to all the conditions of the Fire Chief. Seconded by Mr. Watkins. 5-0, passes.

Board Consensus- Application meets standards for rural neighborhood of the Land Use Ordinance.

MOTION- Mr. Gibbs moves to tentatively approve the preliminary plan as presented and submitted conditional upon compliance with the Fire Chief's recommendations but withhold final judgment pending review of the Finding of Fact and conclusions of Law. Seconded by Mr. Harden. 5-0, passes.

Item #7 Approved Applications-NONE

Item #8 Other

MJ Ordinance Amendments Review

MOTION- Mr. Harden moves to approve the draft ordinance amendments for Marijuana completed on the evening of March 3, 2020, to be noticed for a public hearing and also recommends that the ordinance amendments for marijuana be placed by the Select Board on the warrant. Seconded by Ms. Miller. 5-0, passes.

MOTION- Ms. Miller moves to hold the public hearing for the ordinance amendments for marijuana on the evening of March 17th at 5:00pm. Seconded by Mr. Harden. 5-0, passes.

MOTION- Mr. Harden moves to accept the draft of the Land Use amendments completed on the evening of March 3, 2020, and to be noticed to go to a public hearing on the evening of March 17, 2020. Seconded by Mr. Gibbs. 5-0, passes.

Item #9 Adjourn

MOTION- Mr. Watkins moves to adjourn the meeting at 8:38pm. Seconded by Mr. Gibbs. 5-0, passes.