

**Bridgton Planning Board Meeting Minutes  
Virtual Meeting**

**April 21, 2020  
5:00pm**

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

**Call to Order**

Deb Brusini, Chair, calls the meeting to order in the downstairs conference room at 5:00 pm on April 21, 2020.

**The Pledge of Allegiance**

**Appoint Alternate(s)**

NONE

**Approval of Minutes**

NONE

**Item #5 Public Hearing**

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

The Board reviewed standards for Site Plan, Shoreland and Land Use. Conditionally approved Site Plan and Land Use. Rejected for Shoreland. See attached Finding of Facts and Conclusions of Law for details.

**MOTION**-Mr. Gibbs moves to conditionally approve the project for Site Plan and Land Use, pending Findings of Facts, and reject project for Shoreland Zoning for criteria not met in the Ordinance regarding standards 15 B. 4 & 7. Vote 5-0, passes.

**Item #6 Old Business**

***Sanborn Site Visit***

**MOTION**- Mr. Gibbs moves to dispose the site plan visit until we have a map showing exact location where gravel is intended to be removed and location of the road with egress and ingress. Seconded by Mr. Harden. VOTE 5-0, passes.

**MOTION-** Mr. Watkins moves that written maps or photographs that depict historical location of gravel pits are furnished to the Planning Board. Mr. Harden seconds the motion. VOTE 5-0, passes.

**Item #7 New Business**

***BD Solar Farm-New Application, Chadbourne Hill Road, Map 19 Lot 23-A-1***

Board Consensus-application not complete. Requests the following information be provided:

- Provide a survey map showing location with borders of array, and all setbacks shown (front, read, side). Indicate dimensions of total array structure on map (as if the full array was one structure)
- Description and visual of solar panels detailing the size, layout, distance between panels, how they operate/mechanisms. A three-dimensional rendering or photos of an array. Include specification sheet from manufacture
- Describe the installation of the panels and how installing the panels will disturb the ground, detail foundation
- Safety and security plan, including but not limited to pollution control (e.g., if panels become damaged, fencing, lighting, and access, safety of operating system
- Complete all “n/a’s” with evidence and /or explanation

**MOTION-**Ms. Miller moves scheduling of Public Hearing after the applicant provides the required information and the Board deems the application complete. Seconded by Mr. Gibbs. Vote 5-0, passes

***15 Harrison Road-Pre-Application Proposed Senior Housing Map 24 Lots 5&9***

The applicant presented an overview of a low-income housing complex. The applicant expressed their desire to have a decision rendered in August, based upon the timeline of their funding model.

The Board asked questions and provided some non-blinding input to the applicant. Comments included:

- Follow the density calculations in the Subdivision Regulations.
- Avoid N/As on the application
- Mind set-backs and standards in the Land Use Ordinance for both lots.
- Mind potential drainage issues - south and west of the property.
- Prepare the hook up for the (new) Town sewer line.
- Be mindful of abutters potential concerns.
- Consider a (gated) service exit/entrance from the Crockett street side - for emergencies, etc.

- Consider moving the sidewalk to the other side of the Rt. 117 entry - safer for elderly.
- Linda LaCroix, CDD, mentioned she and the CEO Brenda Day reviewed project details with the applicant and there should not be a conflict with the LUO lot area requirements, since it is all in one building.

***Brown Mill Farm-Pre-Application meeting 30 Brown Mill Road Map 19 Lot 7***

Terry and Sandy Swett reviewed their plan. The upstairs of a barn on the property will be used for various events, including musical performances, storytelling nights, and business meetings. Any food will be catered. Parking will be on the grass on an area to the left of the barn.

The Board asked questions provided non-binding input to the applicants -

- Need floor plan with interior dimensions
- Hours? Number of employees?
- Traffic pattern?
- Fire protection for the public space (the event space)? Consult Fire Chief.
- Dimensions of parking areas, number of spaces, etc.
- Get appropriate license if alcohol served.
- Avoid N/As on application
- Must complete an SPRO application - may consult with CDD and CEO.

**Item #8 Approved Applications**

NONE

**Item #9 Other**

MJ Ordinance Amendments Review

**Item #10 Adjourn**