

Bridgton Planning Board Public Hearing and Meeting Minutes

Tuesday, May 19, 2020

5:00pm-8:38pm

Location: Virtual

1. **Call to Order**
2. **The Pledge of Allegiance**
3. **Appoint Alternate(s)** Present: Mr. Gibbs, Ms. Brusini, Ms. Miller, Mr. Tworog and Mr. Harden. Not present: Mr. Watkins. Staff: Kari Downs, Linda LaCroix and Brenda Day. Mr. Watkins joins at 6:10 and named voting member at 6:41pm.
4. **Approval of Minutes** **April 21, 2020**
MOTION-Mr. Harden moves to accept minutes as written. Seconded by Mr. Tworog. Vote 5-0, passes.
5. **Public Hearing** **BD Solar Farm-New Application**
Map 19 Lot 23-A-1
Mr. Thies begins presenting at 5:04pm. Questions from the public and board members. Public Hearing closed at 6:05pm.
6. **Old Business**
 - A. **BD Solar Farm, Deliberation and Review of Standards**
MOTION- Mr. Gibbs moves that a condition be made for SPRO Surface Water and Drainage standard that the 5-year site report from DEP (inspection of drainage and erosion) shall be sent to the CEO. Seconded by Ms. Miller. Vote 5-0, passes.

MOTION- Mr. Tworog moves that the applicant will provide a financial performance bond sufficient to cover to both the completion of the construction and the ultimate decommissioning of the project. Seconded by Ms. Miller. VOTE 5-0, passes. **AMENDED MOTION**-Mr. Tworog moves for the applicant provides a copy of the bond given to DEP-to provide assure to the Planning Board that a bond is in place. Seconded by Ms. Miller. Vote 5-0, passes.

MOTION-Ms. Brusini that this condition is reviewed by legal and they are authorized to make changes or join us on the 2nd to explain how it is done. Seconded by Mr. Gibbs. Vote 5-0, passes.

MOTION-Ms. Brusini moves to approve the Solar Farm Project pending further findings of fact and Conclusion of Law with the conditions recorded. (State out conditions) Seconded by Mr. Gibbs. Vote 5-0, passes

B. Sanborn Site Visit-F/U discussion

The PB discussed purpose and logistics of conducting a site-walk. Mr. Sanborn stated the history of the gravel banks can be determined by walking it and suggested that Ms. Day and Mr. Harden conduct a site walk. Mr. Sanborn is strongly opposed to having the site walk open to the public.

MOTION-Mr. Watkins moves to schedule a site walk that is open to the entire board. Mr. Harden seconds. **AMENDED MOTION**-Mr. Brusini moves to amend Mr. Watkins motion- that the site walk be conducted by two board members and CEO; therefore, the site-walk doesn't need to be publicly noticed. Seconded by Mr. Gibbs. Amendment vote, 5-0 passes. **Original motion vote** as amended, VOTE 5-0 passes.

The PB decides by consensus that Mr. Watkins and Mr. Harden will represent the PB, gather evidence, and bring back to the board. Ms. Day states that she may use a GPS unit to locate the correct area on the property and for measurements.

Town staff will be responsible for scheduling site-walk.

C. 144 Main Street Findings of Facts and Conclusions of Law

MOTION- Mr. Harden moves to formally approve the FOF and conditions with the change on page 1, section II, #3 remove "patio". Seconded by Mr. Gibbs. VOTE 5-0, passes.

7. New Business

Planning Board Support Needs

Discussion between staff and planning board regarding document about support needs.

MOTION-Mr. Harden moves accept the PB tasks 5/11/2020 document and appoint chair and vice chair to attend town staff meetings as requested. Seconded by Mr. Gibbs.

Mr. Gibbs moves to call the question 8:25, seconded by Mr. Harden. Vote 3-2, Mr. Watkins and Ms. Miller in opposition.

8. Approved Application

As per Bridgton Site Plan Review Ordinance 4.A.1
NONE

9. Other

NONE

10. Adjourn

MOTION-Mr. Gibbs moves to adjourn at 8:38. Seconded by Mr. Harden. Vote 5-0, passes