

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

**June 2, 2020
5:00pm**

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Ken Gibbs-Vice Chair	X	Miranda Hinkley, Admin Asst., Staff	X
Greg Watkins	X	Linda LaCroix, Dir. Of Comm Development	X
Dee Miller	X		
Dan Harden			
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 June 2, 2020.

The Pledge of Allegiance

Appoint Alternate(s)

Deb Brusini, Chair, appoints Paul Tworog as voting member in Dan Harden’s place.

Approval of Minutes:

May 5, 2020 Motion: Greg Watkins Second: Paul Tworog Motion Carries 5/0
 May 19, 2020 Motion: Paul Tworog Second: Greg Watkins Motion Carries 5/0

Item #5 Old Business

MOTION-Mr. Watkins moved to utilize bond wording option “A” (DEP strict guidelines protect the town preventing further requirement for additional surety) as written by attorney with stipulation that applicant will copy the town on all correspondence and submissions to DEP. Seconded by Mr. Gibbs. Ms. Miller disagrees with this option as she feels that there should be maximum local control. She does not feel the Town should rely on a State Department to ensure things are done correctly. She feels the Town will lose the right to initiate any actions. **MOTION CARRIES 4/1 (Ms. Miller Opposed)**

MOTION- Mr. Gibbs moved to accept Findings of Facts and Conclusions of Law as written with exception of item 6.2. Seconded by Mr. Watkins. 5-0, passes.

MOTION CARRIES, 5/0 Full document with amendment of item 6.2 will be brought back for approval at next meeting (NLT July 7).

Item #6 New Business

- A. Harrison Road Affordable Senior Housing
 - 1. No recusals
 - 2. Application is substantially complete
 - 3. Public Hearing required

MOTION- Ms. Miller moves to hold a public hearing for application for affordable housing at 15 Harrison Road. Seconded by Mr. Tworog. **MOTION CARRIES 5/0** Public Hearing will be held on June 16th at 5:00pm allowing for notification of 12 days (13 days for Town Office).

Board Members would like applicant to prepare the following points for Public Hearing:

- How will residents apply for housing rental?
- What are the onsite management hours of operation?
- Can you ensure that a number of apartments will be held aside for Bridgton residents?
- Will there be an unloading area for residents?
- Can you answer to the emergency issue of one entrance? Possibly make the rear walking path side enough for emergency vehicle access.
- Can you show location of laundry and route of travel from entrances to elevator?
- Suggests reading of Rural Neighborhood District setbacks.
- Parking seems limited as without public transportation, it is felt 100% of residents will own a car.
- Lighting error on sketch vs. product description.
- Recommendations from Fire Chief, show that they are met.
- Comments on wetlands and drainage.
- Questions on property further back, will this be disturbed or left as is?
- Will there be occupancy restrictions to prevent larger families moving in with their elderly relative?
- Be ready to articulate responses to any impact statements.
- More detailed sketch of 3rd floor units.

B. Brown Mill Farm

Brenda and Deb discovered while reviewing application that not all abutters were notified due to the applicants lots actually being M16L6 and M40L18. Applicant is aware and takes full responsibility for mistake. He will mail additional notices NLT Thursday, June 4, 2020.

MOTION-Mr. Gibbs moved to declare application incomplete. Seconded by Mr. Watkins. **MOTION CARRIES 5/0** Applicant, staff, and Board Members agree to revisit at June 16th meeting.

Board Members would like applicant to prepare the following points for the meeting:

- Parking management and entrance/exit area safety. Would like more detail with measurements.
- Articulate operating days per week and flexibility needed.

Item #7 Approved Applications

Magic Lantern requests additional seating for COVID-19 response regulations. They are looking to utilize 4 additional tables temporarily. No additional EDU's will be issued. Brenda instructed she will return in 1 year to verify removal of temporary seating. Applicant is aware that if they wish to make arrangement permanent, they will need to purchase additional EDU's.

Item #8 Other

Input regarding educational materials for Marijuana Referendum. Ensure the materials are objective/non-biased. Linda is working on a power point document that will be easily readable explaining voting no means _____ and voting yes means _____. People will be able to bring these materials in the booth if they wish? Linding is trying to submit this to the Attorney NLT Thursday, June 4th to ensure the materials are very objective and that all language matches ordinance.

Sanborn Case: Deb asks the Board Members to read the Willett Brook Aquifier prior to meeting on June 16th. Greg and Linda are working collaboratively to prepare a trip report with pictures.

Item #9 Adjourn

MOTION-Mr. Gibbs moved to adjourn at 6:56pm. Seconded by Mr. Watkins. **MOTION CARRIES 5/0.**