

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

**August 10, 2020  
5:00pm**

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Ken Gibbs-Vice Chair	X	Erin O'Connor, Admin Asst., Staff	X
Greg Watkins		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 August 10, 2020.

**The Pledge of Allegiance**

**Appoint Alternate(s)**

Deb Brusini, Chair, appoints Paul Tworog as voting member in Greg Watkin's place.

**Approval of Minutes:**

July 7, 2020 **Motion:** Ken Gibbs moved to approve as written Second: Paul Tworog **Motion Carries 5/0**

**Item #5 Old Business**

- A. NFI North, Inc.  
7 Nulty street.  
Map 23 Lot 22

**AMENDED MOTION-** Dan Harden moved to accept the findings of fact and Conclusion of law with the following non substantial changes; **MOTION CARRIES: 5/0**

1. *There will be no change in the footprint of the building and the exterior will also remain the same with the exception of windows and any changes required by the fire chief.*
2. *The applicant is proposing to develop an educational facility for no more than 16 students, the approved application will be a change of use.*

**Item #6 Public Hearing continued**

Sanborn Gravel pit  
Located Map 5 Lot 54 and 56

Conversation between Board, applicant, and CEO ensued. CEO explained her site visit with the Director of Public Works, giving description on how the calculations on the gravel banks were determined. It was concluded that the calculations as well as the extraction amounts were an approximation. Mr. McLaughlin and applicant summarize photos of gravel pit.

**MOTION-** Dee Miller moved to close the public hearing, which therefore closed the evidentiary period. Second, Dan Harden **MOTION CARRIES: 5/0**

**Item #7 New Business**

- A. Packard family subdivision-  
Lakeside Farm Estates  
58 Sanborns Grove rd.  
Map 18 Lot 23

*LN Land Use Ordinance deliberations:*

**Items 2-9- Land Use Ordinance does not apply in this situation, except for use.**

*Shoreland Zone Ordinance deliberations:*

**Items 1-10-** No comment

Noted for the record- The new road section has a minimum buffer of 50ft along the length of the downhill side as well as 250ft+ from the back

**Items 15a-b-** No comment

**Item 15c- 15g –** Not applicable

**Item 15h-** Conditional upon confirmation from Fire Chief on road width

**Items 15i-15n-** Not applicable

**Item 15o-** Will be taken care of when properties are built

**Items 15p-15t-** No comment

*Subdivision Regulation deliberations:*

**Items 1-8-** No comment

**Item 9-** Stated in the covenants

**Items 10-18-** No comment

**Item 19-20-** Not applicable

*Subdivision Article IX:*

**Items 6-12-** no comment

*Subdivision Article X:*

**Items 1-** No comment

**Item 2-** Not applicable

**Item 3-** In compliance with the town of Bridgton street naming ordinance, to be completed in final plan

**Item 4-** Minimum of 18ft per ordinance. **Paving:** Board can grant a waiver of a non-conforming road, *meaning it does not have to be maintained by the town*

**Item 5-** Not applicable

**Item 6-** No applicable

**Item 7-** Condition to follow recommendations of the Fire Chief. Turnaround width will exceed the standard requirement

**Item 8-10-** No comment

**Item 11- 14-** Not applicable

**MOTION:** Dan Harden motioned to proceed with the application as is with the roadway configuration, which conforms to our ordinance of 18 feet. Second: Paul Tworog **MOTION FAILED: 2/3**

**MOTION:** Ken Gibbs moved to allow the determination of the road width to be conferenced between the Fire Chief and the applicant. The discussion on road width of 20ft, but no less than 18 ft.  
Second: Deb Brusini **MOTION CARRIES: 3/2**

**MOTION:** Dan Harden moved to approve the application for the shoreland zoning ordinance. Second: Paul Tworog **MOTION CARRIES: 5/0**

**MOTION:** Paul Tworog moved to tentatively approve the project, as submitted conditional upon the discussion with the fire chief, but withhold final judgement pending review of the Findings of Fact and Conclusions of Law. Second: Dan Harden **MOTION CARRIES: 5/0**

B. Maine Only Bud Bar  
316 Portland Rd. Suite #3  
Map 10 Lot 5  
Medical Marijuana Dispensary

- The Board consensus is that the application will require a Public Hearing at the next meeting on Tuesday, September 1, 2020.

C. Self-Storage Facility  
555 North High St.  
Map 13 Lot 39  
Self- Storage facility

- Engineer, Dustin Roma, gives an overview of proposed project. Applicant is looking to purchase property pending approval of Planning Board and DEP permits. Applicant wants to make sure that this site is acceptable for this type of use prior to purchasing.
- Abutters call into meeting, voicing their concerns on proposed project. All are opposed to this project in this proposed location.
- Board agrees that the applicant has some more investigation to do, along with new plans, and discussion with the fire chief regarding traffic. If applicant submits applicable documents twelve days prior, application can be revisited at the next meeting on September 1, 2020.

#### **Item #8 Approved Applications per Bridgton Site Plan Review Ordinance 4.A.1**

None

#### **Item #9 Other**

None

#### **Item #10 Adjourn**

**MOTION-** Dan Harden moved to adjourn the meeting at 9:12pm. Second: Ken Gibbs **MOTION CARRIES 5/0**