

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

**September 1, 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 | X | | |
| Dee Miller | X | | |
| Dan Harden | X | | |
| Mike Figoli -Alternate | X | | |
| | | | |

Call to Order

Deb Brusini, Chair, calls the meeting to order in the downstairs conference room at 5:00 pm on September 1, 2020.

The Pledge of Allegiance

Approval of Minutes:

- July 21, 2020
- August 10, 2020

The board agreed that there were two conflicting copies of the minutes

MOTION: Greg Watkins moved to table the minutes of July 21, 2020 to the next meeting, Second Dee Miller. **MOTION CARRIES: 5/0**

MOTION: Greg Watkins moved to approve the minutes of August 10,2020 with the correction to the motion at the bottom of page two, Second Ken Gibbs. **MOTION CARRIES: 5/0**

Item #4 Public Hearing

- 4. Maine Only Bud Bar**
- 316 Portland Rd**
- Map 10 Lot 5**

Applicant is given a five-minute introduction to the public.

Members from the public are given the opportunity to speak, comment, ask any questions or concerns they might have, Heard none.

Tom Harriman, Fire Chief, stated he would like a Knox box installed at the front of the building for the interior as well as the dumpster.

Conversation ensued between board, Department heads, and applicant. Questions on business operations and maintenance is discussed.

Noted that acting police chief TJ Reese did review the application and was very pleased with the applicants proposed security and had no concerns.

MOTION: Dee Miller moved to close the public hearing, Second: Greg Watkins. **MOTION CARRIES: 5/0**
Site Plan Ordinance deliberations:

Items 1-10- No comment

Item 11- Condition that the applicant would adhere to all the recommendations of the fire chief on the impact statement, plus will install a Knox Box for both the building and the dumpster.

Item 12-16- No comment

Item 17- Condition that the application should be corrected to reflect the usage of the existing septic

Item 18- No comment

Item 19- Not applicable

Items 20-22- No comment

Item 23- Not applicable

Item 24- No comment

Article XI Section 4 deliberations:

Item 1-5 No comment

Item 6- Applicant will be following State and town standards to comply with COVID regulations

Item 7-15- No comment

- Board makes suggestion to have applicant correspond with owner to clearly delineate entrance and exit to the parking lots to help with traffic flow.

Land use Ordinance deliberations

Item 2-4- Not applicable

Item 5- Noted that only the front parking lot is non-conforming, therefore applicant cannot increase the number of spaces. Improving the existing spaces is allowed.

Item 6-8- Not applicable

Item 9- No comment

MOTION: Greg Watkins moved to tentatively approve the project pending the Findings of Fact and Conclusions of Law with the conditions as noted above. A suggestion was made by the board, that the owner of the property clearly delineate entrance and exit to the location to the to the parking lots, Second Dee Miller. **MOTION CARRIES: 5/0**

MOTION: Dee Miller moved to reconsider previous motion, Second Greg Watkins. **MOTION CARRIES: 5/0**

AMENDED MOTION: Ken Gibbs moved to tentatively approve the project with the above conditions stated in the prior motion, plus another condition that the applicant will pay all applicable fees upon creation of an Ordinance and approval of those fees by the Select Board, Second Dan Harden. **MOTION CARRIES: 5/0**

Item #5 Old Business:

**5. Packard family Subdivision
Lakeside Farm Estates
58 Sanborns Grove rd.
Map 18 Lot 23**

- Condition that if the proposed road name needs change, then it be reflected in the plan.
- Condition that the Board shall require a performance guarantee prior to final approval of any subdivision involving more than 10,000 square feet of ground disturbance.
Noted that the applicant has agreed on a performance guarantee in the form of a letter of credit.
- Condition that the applicant would place in escrow an amount of money to cover the cost for site inspections, which shall be once per month.

MOTION: Greg Watkins moved to tentatively approved pending findings of fact and conclusions of law the final plan with the condition that if the street name is approved by the Select board It needs to be reflected in the plan. The performance guarantee, in the form of an irrevocable letter of credit, is required to cover the full cost of site improvements. Escrow for construction inspections will be deposited. Inspections to be conducted once per month until the end of the construction period.
Second Ken Gibbs. **MOTION CARRIES: 5/0**

Item #6 New Business:

**6. Middle Ridge Estates Subdivision Phase II
ML Investments, LLC
483 Commons Drive
Map 14 Lot 14**

Applicant explains proposed subdivision plan to the Board. A 50-acre parcel that is proposed to be six lots. Applicant requested a waiver of requirement of submission.

Site Plan Ordinance deliberations:

Item 1-2- No comment

Item 3- Not applicable

Item 4- Met

Item 5- No comment

Item 6- Waiver of hydrogeological engineer

Item 7- 10- No comment

Item 11- Not applicable

Item 12- No comment

Item 13-16- Not applicable

Item 17- Stormwater report waiver

Item 18-20- Not applicable

Article X deliberations:

Item 1-5- No comment

Item 6- Water supply will be wells

Item 7- Will be following the Fire Chiefs recommendations

Item 8-9- No comment

Noted that an abutter called into the meeting voicing concerns of construction noise level beginning early in the morning, and asked if something could be done.

- Board explains that although it might not be the desired answer, they can only recognize and enforce what the Ordinance states. The construction time frame does follow the rules within the Town Ordinance.

MOTION: Dee Miller moved to tentatively approve the subdivision including the two written waivers, pending the findings of fact and conclusions of law, Second Greg Watkins. **MOTION CARRIES: 5/0**

Item #6B.

**Mark's Lawn and Garden
688 Portland Rd.
Map 6 Lot 24H**

Board consensus is that the application was not substantially complete.

- Conversation ensues between the Board and the applicant, applicant asks if the board can give him some more direction, and suggestions on what more he needs for his application. The board makes some suggestions, but primarily directed to check back in with Brenda Day, the Code Enforcement Officer for more clarification.

Item #7 Approved Application- As per Bridgton Site plan review Ordinance 4.A.1

7. none

Item #8 Other

8.Board reference and educational materials

Deb Brusini gathered some information to share with the Board regarding MMA website accessibility. Board discusses Medical Marijuana MMA workshop on October 29, 2020, some board members would like to attend. Board agrees they would like full access to MMA information, but further discussion with staff is needed.

Deb Brusini mentions that there is an open alternate spot on the board which will be voted on next June at the Annual town meeting. It is expressed that the board is welcome to make recommendations or suggestions to the Select Board and then appoint an alternate which they can choose to follow or not based on the board's perspective.

As a thought, Dee Miller states that she has written up a proposal regarding short term vacation rentals to be brought to the June ballot. She will be forwarding it to Linda Lacroix, Brenda Day, and the board.

Discussion ensued between board and Staff, discussing location of the minutes on the OneDrive.

Item #9 Adjourn

MOTION: Ken Gibbs moved to adjourn at 7:52 pm, Second Dan Harden. **MOTION CARRIES: 5/0**