

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

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

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	
Ken Gibbs-Vice Chair	<b>X</b>	Erin O'Connor, 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			
Paul Tworog-Alternate	<b>X</b>		

**Call to Order**

Linda Lacroix, Community Development Director, calls the meeting to order in the downstairs conference room at 5:00 pm on July 21, 2020.

Linda Lacroix appointed Paul Tworog as a voting member in Dan Hardens absence.

**The Pledge of Allegiance**

**Election of Officers:**

Dee Miller moved to nominate Deb Brusini as Chair, Second: Paul Tworog **MOTION CARRIES 5/0**

Dee Miller moved to nominate Ken Gibbs as vice chair, Second: Ken Gibbs **MOTION CARRIES 4/1**

Greg Watkins moved to nominate Dan Harden as vice chair: **MOTION FAILS 1/4**

Dee Miller moved to continue with appointed staff as secretary to the board, Second: Greg Watkins **MOTION CARRIES 5/0**

**Approval of Minutes:**

July 7, 2020

**MOTION:** Deb Brusini moved to wait until the end of the meeting to approve minutes Second: Greg Watkins. **MOTION CARRIES 5/0**

**Item #5 Old Business**

**5.A Sanborn Gravel Pit- Public Hearing cont.**

Prior to opening public hearing for the Sanborn gravel pit, Town Attorney Aga Dixon will be taking the floor to comment on flagged issues of Ex parte at a prior Planning Board meeting on February 4, 2020. As well as a site visit taken place by CEO Brenda Day and Greg Watkins on Thursday, May 28<sup>th</sup> at 8:30 am, which was determined to be a due process violation.

**Ex parte issues:**

Greg Watkins received a text from Bear Zaidman regarding Sanborn gravel pit. Greg Watkins responded to the exchange by inquiring with Town Council Dixon about DEP rules that apply to gravel pits. Since the exchange was private, it was deemed a form of Ex parte, which is not allowed.

Town council spoke to both parties, Bear Zaidman and Greg Watkins, it was concluded that there was no reason to believe the act was nefarious or meant to influence anything. To remedy the situation the exchange needs to be publicly disclosed and noted for the record that Greg Watkins can remain impartial in his role as a decision maker despite the two procedural mistakes.

-Greg Watkins noted for the record that he believes he can remain impartial in the proceedings of this, given the two incidents as described.

-Aga Dixon, Town attorney, suggests that the board make a motion to accept all testimony and evidence gathered up to this point except any information from the May 1 site visit.

**MOTION-** Dee Miller moved to accept all evidence into the record with the exception of the site visit carried out at 8:30am on May 28<sup>th</sup> Second: Ken Gibbs

Noted that evidence will include information submitted by Mr. Kluck

**MOTION CARRIES 5/0**

Aga Dixon, town attorney states the hearing record for Sanborn gravel pit remains open and intended to accept additional testimony and evidence today.

*-Board moves on to the public hearing*

Conversation ensued between board, department heads and public. The board agreed to continue public hearing when CEO, Brenda Day is present at the next meeting on August 4, 2020.

**MOTION:** Ken Gibbs moved to continue public hearing at the next planning board meeting on Tuesday, August 4<sup>th</sup>, 2020. Second: Greg Watkins **MOTION CARRIES 5/0**

## **5.B Senior Housing Development**

**MOTION:** Dee Miller moved to accept the Findings of Fact and Conclusions of Law with the changes that have been made tonight. Second Greg Watkins **MOTION CARRIES 5/0**

### **Item #6 New Business**

NFI North

7 Nulty street.

Map 23 Lot 22

*Shoreland Zone Ordinance deliberations:*

**Items 1-11** – Board members stipulated that because this project is non-conforming, it adheres to the standards of Shoreland zone ordinance

*Site Plan Review deliberations:*

**Items 1-3** – No comment

**Item 4** – Applicant must provide marked signage for fire lane access

**Items 5-16** – No comment

**Item 17** – Condition that the applicant will connect to town wastewater system as soon as practicably possible

**Item 18-24** – No comment

**Item 25- 28-** Structure is grandfathered, therefore these standards do not apply

**Conditions of approval:**

1. A condition is made that the applicant must mark the parking lot pavement to display fire lane access.
2. A condition is made that the applicant will connect to town wastewater system as soon as practicably possible.

*DVBI Land Use Ordinance deliberations:*

**Items 2-9-** The structure and the lot fall under the non-conformance clause of the Land Use ordinance, therefore all standards are acceptable

Noted: This change of use is an allowed use within the Land Use ordinance.

**MOTION-** Dee Miller moved to tentatively approve the project as submitted, conditional upon hooking up to the town wastewater system as soon as practicably possible and marking the pavement with fire lane access, but withhold final judgment pending review of the Finding of Fact and Conclusions of Law. Second Ken Gibbs **MOTION CARRIES 5/0**

**Item #7 Approved Applications. per Bridgton Site Plan Review Ordinance 4.A.1**

None

**Item #8 Other**

**Approval of minutes**

**MOTION-** Greg Watkins moved to table the approval of minutes until the August 4, 2020 meeting. Second Dee Miller **MOTION CARRIES 5/0**

Dee Brusini informed the Board of her communication with the town attorney regarding the article in the newspaper. The outcome of the conversation concluded that Linda Lacroix had responded appropriately, and the article was accurate.

**Item #9 Adjourn**

**MOTION-** Greg Watkins moved to adjourn at 7:30pm. Second Dee Miller. **MOTION CARRIES 5/0**