

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

**September 15, 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		
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 15, 2020. Deb Brusini appointed Mike Figoli-Alternate as a voting member in Greg Watkins absence. The only exception will be the Sanborn matter.

The Pledge of Allegiance

Approval of Minutes-

July 21, 2020- Dan Harden moved to approve the minutes of July 21, 2020. Second by Dee Miller

MOTION CARRIES: 5/0

August 18, 2020- Dee Miller moved to approve the minutes of August 18,2020. Second by Dan Harden

MOTION CARRIES: 5/0

September 1, 2020- Mike Figoli moved to approve the minutes of September 1, 2020. Second by Dan Harden. **MOTION CARRIES: 5/0**

Item #4 Old Business

4A. Sanborn Gravel pit- Findings of Fact and Conclusions of Law

Dan Harden moved to approve the Findings of Fact and Conclusions of Law for the Sanborn Gravel bank with the following changes:

1. Under procedural history; corrected to "October 20 the Planning Board accepted as complete and initiated its review of an application."
 2. The first sentence in item 4 Analysis and conclusion; to be corrected to "five to thirteen years."
- Second by Ken Gibbs. **MOTION CARRIES: 4/0 (Mr. Figoli not voting)**

4B. Lakeside Farm Estates- Findings of Fact and Conclusions of Law

Ken Gibbs moved to approve the Findings of Fact and Conclusions of Law with the one change of correcting the typo on page 6 to read "Non-conforming" Second by Dan Harden **MOTION CARRIES: 5/0**

4C. Maine Only Bud Bar- Findings of Fact and Conclusions of Law

Dan Harden moved to approve the Findings of Fact and Conclusions of Law for Maine Only Bud Bar, Second by Mike Figoli. **MOTION CARRIES: 5/0**

Item #5 New Business

ECO View Estates at Mt. Henry Subdivision

Conversation ensued between the Board and the applicant. The applicant gave an overview of what the proposed project will be and answered any questions the Board had.

- Concerns about the entrance and exit to the development were discussed. The applicant ensured the board that there will be two means of entrances and that he did meet with the Fire Chief to make sure all his recommendations will be met.
- Conversation about the confusion of condos, or apartment units ensued. The applicant explains that they are looking at a more diverse townhouse style and they will offer custom and semi-custom designs. Applicant states that more discussion with the engineer of the project will be required for final classification.
- Road width was discussed, and the applicant was reminded about the NFPA guidelines of 20 ft.
- The Board seeks clarification on whether the proposed project will be characterized as cluster housing development or planned unit development. Engineer, Colin Dinsmore explains that this is something they are going to investigate more and will have better clarification for the next meeting they attend.

Item #6 Approved Applications

**Bridgton Drive-in
383 Portland Rd.
Map 5 Lot 83B
Re-configure theatre grounds**

- Application was reviewed and approved through Departmental Review.

Item #7 Other

- Board zoom training by Drummond & Woodson on October 8 starting at 4pm is finalized.
- Confirmation that the remand for the Hotel Bridgton is October 20th.
- Deb Brusini notified the board of her communication with Samantha Zawistowski regarding the open alternate position. Samantha expressed that she did not have adequate time in her schedule.

MMA Login materials-

The Board discussed what the MMA website offers them. The Board agrees that any questions or concerns, should continue to be discussed through staff.

Item #8 Adjourn

Dee Miller moved to adjourn the meeting at 6:28pm, Second by Dan Harden.

MOTION CARRIES: 5/0