

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

**November 3, 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	Linda LaCroix, Dir. Of Comm Development	X
Dee Miller	X		
Dan Harden	X		
Mike Figoli-Alternate			

Call to Order

Deb Brusini, Chair, calls the meeting to order in the downstairs conference room at 5:00 pm on November 3, 2020.

The Pledge of Allegiance

Approval of Minutes:

- **None**

Item #4 Old Business

4A. Kelli Bouthiette

Map 6 Lot 1

510 Portland Rd

Puffin Co.

- **Public Hearing & Plan Review**

Applicant explained business proposal for an Adult Use retail marijuana store. The store will be a mimic of their already existing store in Fryeburg.

No members from the public spoke in regard to the project. Board members asked questions relevant to evidence to the standards. Applicant gives feedback to all questions and concerns.

The board consensus is that the applicant needs more evidence and elaboration. Applicant also will need to adhere to the shoreland zoning ordinance after finding they are within 75ft from the stream. All new evidence needs to be submitted 7 days prior to the next meeting scheduled for December 1, 2020.

4B. Hotel Bridgton

Map 22, Lots 85,86,70

12 Bacon Street

- **Findings of fact and Conclusions of Law**

Greg Watkins found it best to recuse himself for this portion of the agenda.
Dan Harden also recused himself for this portion of the agenda.

Town Attorney Dixon had a few corrections she made to the draft. Board members made a few non substantive corrections to the draft.

Deb Brusini respectfully advised the board to not deliberate on any additional findings beyond those of the Board. The Board agreed that it is beyond their scope.
Noted that the Board did go over the findings in great detail and considered all the angles when deliberating.

MOTION- Dee Miller moved to not deliberate nor adopt the findings or questions submitted by attorney Lourie, acting agent for the abutters to the hotel, Second by Ken Gibbs. **MOTION CARRIES 3/0**

MOTION- Dee miller moved to adopt and accept the Findings of Fact and Conclusions of Law composed for the Board by Attorney Dixon, Second by Ken Gibbs. **MOTION CARRIES 3/0**

4C. Mark's Lawn & Garden

Mark Cartonio

Map 6 Lot 24H

688 Portland Rd.

- **Findings of fact and Conclusions of Law**

Deb Brusini added a condition as follows.

"A condition is made that the CEO may request inspection of the signed agreement with the property owner for any event for probable cause such as a complaint or a code violation."

The Board discussed the new condition in the findings of Fact and Conclusion of Law.

MOTION: Greg Watkins moved to accept condition number 6 as revised with the spelling correction and the addition of police chief and fire chief along with the CEO may request inspection of the signed agreement for any event for probable cause such a complaint or code violation. There was no second, **MOTION FAILED.**

MOTION: Dan Harden moved to eliminate condition number 6 in the Findings of Fact and Conclusions of Law, Second by Ken Gibbs. **MOTION FAILS 2/3**

MOTION: Dee miller moved to reconsider the motion to strike number 6, Second by Ken Gibbs. **MOTION CARRIES 4/1**

MOTION: Dan Harden moved to eliminate condition number 6, Second by Ken Gibbs. **MOTION CARRIES 3/2**

The board agreed to insert "associated with the afore mentioned." to Item number 8, page 1 in the Findings of Fact and Conclusions of Law.

MOTION: Dee Miller moved to approve the Findings of Fact and Conclusions of Law with all the above changes, Second by Greg Watkins. **MOTION CARRIES 5/0**

Item #5 New Business

- None

Item #6 Approved Applications- As per Bridgton Site Plan Review Ordinance 4.A.1

**6A. James Davenport-
Moose Pond Marina
1126 North High St.
Map 56 Lot 49A
Steel storage building**

Noted that the project was found to be in the Lakeside Neighborhood District Not Mixed-Use Corridor, and that has been corrected and reflected in the applicant's folder within the OneDrive.

**6B. Josh Quint/Glenn Peterson
Canuvo Inc.
152 Portland Rd.
Map 9 Lot 60A
Medical Marijuana Cultivation**

Item #7 Other

- Deb Brusini informed the Board members who were not present that they will be receiving the presentation and possibly the recordings of the MMA Marijuana workshop.
- All the planning board suggestions for Land Use, Site Plan, and Subdivision will be sent out later in the evening to Linda Lacroix.
- Board discussed possible dates for a workshop.

Item #8 Adjourn

MOTION- Greg Watkins moved to adjourn at 7:35pm. Second by Dee Miller. **MOTION CARRIES 5/0**