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| **Bridgton Planning Board Meeting Minutes** | **December 1, 2020** |
| **Downstairs Meeting Room/Virtual** | **5:00pm** |

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| **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 at 5:00 pm on December 1, 2020.

**The Pledge of Allegiance**

**Approval of Minutes:**

October 28, 2020 **MOTION**: Ken Gibbs moved to approve the minutes of October 28, 2020 with the one spelling correction, Second by Dan Harden. **MOTION CARRIES 5/0**

**Item #4 Old Business**

**4.A. Puffin Co./ Kelli Bouthiette**

**Map 6 Lot 1**

**510 Bridgton Rd.**

**Adult Use Marijuana Retail store**

***Public hearing continuance and review***

The Board asked questions relative to the new evidence submitted by the applicant. The applicant gave a brief overview of new evidence that was submitted and proceeded to answer all questions and concerns.

Deb Brusini, Chair, closed the public hearing and began deliberations.

*Site Plan Review*:

**Items 1-** Noted that the applicant agreed to some type of planters near the bordering of 302 and the parking area.

**Item 2- 7-**Met

**Item 8-** Condition is made that the exterior advertising sign shall have an ambient light sensor in its illumination.

**Item 9-** Not applicable

**Item 10-** Met

**Items 11- 22-** Met

**Item 23-** Not applicable

**Item 24-** Met

**Item 25-** Not applicable

**Item 26-** Met

*Article XI Section 4*:

**Items 1-8-** Met

**Items 9-** Not applicable

**Items 10-12-** Met

*Article 11 Section 5-*Not applicable

*Section 6***-** Not applicable

*Land Use Review*: (*Outer Corridor*)

Existing structure is grandfathered, therefore it falls under non-conformance

**Item 2- 9**- Met

*Shoreland Zone Ordinance Review:*

The lot is in the stream protection district. None of the parking or new/existing structures will be within the SPZ, therefore will not be within the Shoreland Zone.

**MOTION**: Ken Gibbs moved to tentatively approve the project as presented and submitted conditional upon the following two conditions but will withhold final judgement pending review of the Findings of Fact and Conclusions of Law. Second by Dee Miller. **MOTION CARRIES 5/0**

**Conditions of approval**:

1. The exterior advertising sign shall incorporate an ambient light sensor in its illumination
2. Applicant may not open the establishment until they have paid all applicable state and municipal approvals and licenses.

Linda Lacroix, Community Development Director, and Board members gave suggestions to applicant on state licensing process.

**Item #5 New Business**

**-None**

**Item #6 Approved Applications**

**6A. Granite & Cabinet Creations/ Clayton Howe**

**Map 30 Lot 16C**

**154 South High Street**

**Building Addition for Fabrication**

Brenda Day, CEO, gave a brief overview of the approved application. Clarification on the 2nd driveway approval was given.

**Item #7 Other**

Deb Brusini asked for an update on the land use consolidation draft from the Town Attorney.

The Board discussed schedule for future meetings and workshops.

**Item #8 Adjourn**

**MOTION:** Greg Watkins moved to adjourn the meeting at 7:34 pm, Second by Dan Harden. **MOTION CARRIES 5/0**