

**Bridgton Planning Board Meeting Minutes
Virtual Meeting**

**January 19, 2021
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			
Mike Figoli-Alternate	X		

Call to Order

Deb Brusini, Chair, calls the virtual meeting to order at 5:00 pm on January 19, 2021.

The Pledge of Allegiance

Approval of Minutes:

- **December 29, 2020**
- **January 5, 2021**

MOTION: Ken Gibbs moved to approve the minutes of December 29, 2020 as written, Second by Greg Watkins. **MOTION CARRIES 4/0**

MOTION: Ken Gibbs moved to approve the minutes of January 5, 2021 with minor corrections, Second by Dee Miller. **MOTION CARRIES 4/0**

Item #4 Old Business

**4A. Mountain Road Storage/Mark Lopez
Map 12 Lot 44
North High Street
Self-Storage/Outdoor Facility
*Public Hearing***

Engineer, Jeff Amos gave a brief overview of the proposed storage facility.

Chair Brusini gave abutters an opportunity to comment and/or ask questions. Many abutters voiced concerns about the buffer zone as well as lighting. The Board had some follow up questions and Mr. Amos as well as Mr. Lopez answered all questions or concerns from everyone.

Noted- Mike Figoli-Alternate joined the meeting, chair Brusini appointed him a voting member.

Chair Brusini declared that the Board will leave the evidentiary period open to give the applicant an opportunity to submit further evidence on lighting plans as well as landscaping plans.

4B. Stark Storage Facility/Keith Harnum
Map 12 Lot 22
North High Street
Self-Storage Facility

The Board consensus was to call for a public hearing for this application.

ORIGINAL MOTION: Ken Gibbs moved to hold a public hearing on February 16, 2021, Second by Mike Figoli. **MOTION CARRIES 5/0**

Mr. Roma gave a brief overview of the new evidence submitted regarding the buffer zone and building concept

Staff looked more closely into dates and deadlines and informed the board that the Public Hearing for this project could be on the agenda for the February 2nd meeting.

MOTION: Ken Gibbs moved that the board reconsider the previous motion to hold the Public Hearing on February 16, 2021, Second by Greg Watkins. **MOTION CARRIES 5/0**

REVOTE ON ORIGINAL MOTION: MOTION FAILS 0/5

MOTION: Ken Gibbs moved to hold a public hearing for Stark Storage on February 2, 2021, Second by Greg Watkins **MOTION CARRIES 5/0**

Item #5 New Business

5A. Kimball Rd. Subdivision/Mark Lopez
Map 19 Lot 16D
Kimball Road
Residential Subdivision

The Board consensus was to deem the application substantially complete.

Mr. Amos gave a brief overview of the subdivision and described the plan to the Board. He also stated that they will be requesting two waivers.

MOTION: Greg Watkins moved to allow waiver #1- Requirement for submission of a letter from a hydrogeologist stating that the septic run off from the proposed development will not adversely affect adjacent property or private lot water supplies, Second by Deb Brusini. **MOTION CARRIES 5/0**

MOTION: Deb Brusini moved to allow waiver #2- Provisions to collect and discharging storm drainage in the form of a drainage plan prepared by a professional engineer that demonstrates changes in hydrological conditions, will not cause off site flood damage to public or private property, Second by Ken Gibbs. **MOTION CARRIES 5/0**

This is an allowed use within the Rural Neighborhood District, therefore it meets the Land Use Ordinance

Article 1 Sec. 1 Review Standards:

Item 1-2: Met

Item 3: N/A

Item 4-6: Met

Item 7: N/A

Item 8-10: Met

Item 11: N/A

Item 12: Met

Item 13-15: N/A

Item 16: Waiver was given, Condition that the applicant will maintain 15ft undisturbed buffer along the Northern property lines the meadow buffer remain undisturbed.

Item 17: N/A

Item 18: Met

Item 19-20: N/A

Article X Design standards:

Item 1: Met

Item 2-5: N/A

Item 6-8: Met

Item 9: Met

MOTION: Greg Watkins moved to tentatively approve the project as presented and submitted conditional upon the north by northwest lot line buffer to be maintained at 15ft and the meadow buffer to remain undisturbed, but withhold final judgment pending the Findings of Fact and Conclusions of Law Second by Ken Gibbs. **MOTION CARRIES 5/0**

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

- **None**

Item #7 Other

- Chair Brusini explained procedure on reading abutter letters at the meetings.
- Chair Brusini reminded the Board of the workshop on January 21st.
- Board member Mike Figoli and Chair Brusini mentioned the possibility of changing meeting times to accommodate his schedule, it will be discussed at a later date.
- Greg Watkins asked about the workshop agenda, it was explained where he could find it on the OneDrive. It was also requested that the Comprehensive plan be added to the OneDrive.

Item #8 Adjourn

MOTION- Ken Gibbs moved to adjourn at 8:20pm. Second by Greg Watkins. **MOTION CARRIES 5/0**