

Bridgton Planning Board Meeting Minutes
Virtual Meeting- Rescheduled from February 2, 2021

February 4, 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 February 4, 2021.

The Pledge of Allegiance

Approval of Minutes:

- **January 19, 2021**
- **January 21, 2021**

MOTION: Ken Gibbs moved to approve the minutes of January 19, 2021 with minor non substantive corrections, Second by Greg Watkins. **MOTION CARRIES 4/0**

MOTION: Greg Watkins moved to approve the minutes of January 21, 2021 with noted changes, Second by Ken Gibbs. **MOTION CARRIES 4/0**

Item #4 Old Business

4A. Stark Storage Facility/Keith Harnum

Map 12 Lot 22

North High Street

Self-Storage Facility

- **Public hearing**

Chair Brusini opened the Public Hearing.

The Applicant gave a brief overview of the proposed project and all new changes submitted.

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

Chair Brusini gave members of the public including any abutters an opportunity to speak. Nancy Hanson, Selling Agent for the landowner also spoke as her representative, she voiced the owners support of the project.

The Board concluded to allow the applicant to come back with some follow up information and to begin deliberations at the next meeting on February 16th. Chair Brusini closed the Public Hearing.

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

Chair Brusini opened the Public Hearing.

Craig Sweet, Engineer from Terradyn Consultants, gave a brief overview of the new evidence submitted.

Per the request of the abutters, Chair Brusini read two letters that were submitted. Chair Brusini gave members of the public including any abutters an opportunity to speak, Abutter Kevin Raday asked a few questions and had a few concerns that the applicant responded to.

Conversation ensued between board members and the applicant. All questions and concerns were answered.

Chair Brusini closed the Public Hearing.

4C. Maine Eco Homes
Map 13 Lot 67-5
22 Harmon Road
Harmon Rd. Subdivision Revision
Findings of Fact and Conclusions of Law

MOTION: Ken Gibbs moved to accept the Findings of Fact and Conclusions of Law, second by Dee Miller.
MOTION CARRIES 5/0

4D. Maine Eco Homes
Map 10 Lot 10
Eco View Estates
Subdivision Amendment
Findings of Fact and Conclusions of Law

MOTION: Ken Gibbs moved to accept the Findings of Fact and Conclusions of Law, second by Greg Watkins. **MOTION CARRIES 5/0**

Item #5 New Business

5A. Harrison Marina/Jason Randall
Map 19 Lot 43
779 Harrison Rd.
Boat Storage Building

The Board discussed the application and the submissions, it was noted that there was no stormwater drainage report included.

MOTION: Greg Watkins moved that the board find the application incomplete, second by Ken Gibbs,
MOTION CARRIES 5/0

The applicant gave a brief overview and commented on the drainage report amongst other material.

The Board consensus was that additional information is required. If the applicant is able to submit more evidence within the 12 days, then he could be on the agenda for the March 2nd meeting. The applicant was agreeable to these requests.

5B. Needles Eye Subdivision/Geoff Homer
Map 7 Lot 17
Mountain Rd.
Subdivision Application

Conversation ensued between the board; application submissions were discussed in detail. Validity regarding this application was also a discussion.

MOTION: Greg Watkins moved that the applicant does not appear to have standing with the evidence supplied, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION: Greg Watkins proposed that the board take a 5-minute recess to check on legalities pertaining to the application, second by Ken Gibbs **MOTION CARRIES 5/0**

The Board suggested that since there was no deed submitted, the applicant before them did not have legal standing.

MOTION: Ken Gibbs moved that the board find the application incomplete, second by Deb Brusini
MOTION CARRIES 5/0

The Board advised the applicant to go through the old application in great detail and submit new, updated evidence to support the application. The applicant was agreeable to speak with an engineer to validate old information and/or gather new information if needed.

5C. Woodlands Assisted Living/Kat Beaudoin
Map 14 Lots 80 & 80A
North High St.
Senior living
Preliminary Application Conference

Chair Brusini commented that this is a pre-conference application, the board will give non-binding advice to the applicant.

Elliot Thayer and Mr. Banthos, engineers of Thayer engineering for Woodlands senior living gave a brief overview of the proposed project.

Conversation ensued between the board, the applicants, and the CEO. All questions and concerns were discussed.

Numerous abutters called into the meeting with questions, the applicant answered each one in detail. David Goldman, attorney for abutter White voiced concerns for the record.

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

- None

Item #7 Other

7A. Ratify Public Hearing date for 2 Cottage street

MOTION: Ken Gibbs moved to change the public hearing date from February 16th to February 9th at 4pm, second by Greg Watkins **MOTION CARRIES 5/0**

Item #8 Adjourn

MOTION- Ken Gibbs moved to adjourn at 8:45pm. Second by Greg Watkins. **MOTION CARRIES 5/0**