

Bridgton Planning Board Meeting Minutes
Virtual Only Meeting

February 24, 2021
5:15 pm

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	X		

Call to Order

Deb Brusini, Chair, calls the virtual meeting to order at 5:15 pm on February 24, 2021.

The Pledge of Allegiance

Approval of Minutes

- **February 4, 2021**

MOTION: Greg Watkins moved to approve the minutes of February 4, 2021 with one correction, second by Ken Gibbs. **MOTION CARRIES 5/0**

Item #4 Old Business

4A. Stark Storage Facility/Keith Harnum
Map 12 Lot 22
North High Street
Stark Storage Facility

Conversation ensued between the Board and the applicant, some questions and concerns regarding new submissions were discussed. The Board moved on to deliberations.

Site Plan Review- Deliberations

Item 1: A condition is made that 3 maple trees are placed on the east and 1 on the west side of the driveway, 2 additional understory trees located between the 3 maples on the east side, and 5 understory evergreen shrubs to be placed in a staggered fashion to best simulate a natural buffer.

Item 2-3: Met

Item 4: *Noted-* there is no parking lot per se, which is typical for this type of commercial operation.

Item 5-7: Met

Item 8: For standard 8 (Advertising Features) to be approved, a condition must be imposed stating an externally lit sign is required. **STRAW VOTE 4/1**

Item 9: Not applicable

Items 10-16: Met

Item 17- Not applicable

Item 18: Met

Item 19: Not applicable

Item 20-22: Met

Item 23: Not applicable

Item 24: Met

Article X Section 1. Special Regulations

Item 1 a-f: Met

MOTION: Greg Watkins moved to approve the project under Site Plan Ordinance as presented with two conditions as follows.

1. Adding additional landscaping, 2. Externally lit sign, second by Dee Miller **MOTION CARRIES 5/0**

Land Use Review- Mixed Use Corridor

Item 1: Met- Acceptable use- Noted that this is a low impact commercial project

Item 2-3: Met

Item 4: Not applicable

Item 5: Met

Item 6: Not applicable

Item 7: Condition requiring the addition of two understory trees between the three maples on the west side.

Item 8-9: Met

MOTION: Ken Gibbs moved to approve the project under the Land Use Ordinance as presented with the condition; 1. Adding additional landscaping, second by Greg Watkins. **MOTION CARRIES 5/0**

MOTION: Dee Miller moved to tentatively approve the project as submitted and presented conditional upon 1. Externally lit sign 2. Adhere to the recommendations of the Fire Chief and 3. Adding additional landscaping as follows; applicant will place three maple trees on the east side of the driveway, five understory evergreen shrubs and two understory trees so as to provide a buffer as indicated in item 7A the Land Use Ordinance standards, second by Greg Watkins **MOTION CARRIES 5/0**

4B. Kimball Rd. Subdivision/Mark Lopez

Map 19 Lot 16D

Kimball Road

Residential Subdivision

- ***Findings of Fact and Conclusions of Law***

MOTION: Ken Gibbs moved to approve the Findings of Facts and Conclusions of Law as written for Kimball Road Subdivision, second by Dee Miller. **MOTION CARRIES 5/0**

Item #5 New Business

- **None**

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

- **None**

Item #7 Other

The Board discussed the possibility of changing the start time for regular meetings

MOTION: Greg Watkins moved to revise the boards bylaws to reflect the 5:15pm start time for all regular meetings, second by Dan Harden **MOTION FAILS 1/4**

Chair Brusini recommended that members of the public that have submitted letters to staff for the record should read their own letters out loud if present and able. The Board was agreeable to this recommendation.

Item #8 Adjourn

MOTION: Greg Watkins moved to adjourn at 7:30 pm. Second by Ken Gibbs. **MOTION CARRIES 5/0**