

**Bridgton Planning Board Meeting Minutes**  
**Virtual Only Meeting**

**March 2, 2021**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	<b>X</b>
Ken Gibbs-Vice Chair	<b>X</b>	Erin O'Connor, Admin Asst., Staff	<b>X</b>
Greg Watkins	<b>X</b>	Linda LaCroix, Dir. Of Comm Development	<b>X</b>
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Mike Figoli-Alternate	<b>X</b>		

**Call to Order**

Deb Brusini, Chair, called the virtual meeting to order at 5:00 pm on March 2, 2021.

**The Pledge of Allegiance**

**Approval of Minutes:**

- **February 18, 2021**

**MOTION:** Greg Watkins moved to approve the minutes of February 18, 2021 second by Ken Gibbs.

**MOTION CARRIES 5/0**

**Item #4 Old Business**

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

Chair Brusini opened the public hearing and gave a brief rundown of the criteria in which the project would be reviewed. The Board must consider evidence relative to the Land Use Ordinance and the Site Plan Ordinance review standards when deliberating.

*Noted-* Mike Figoli, alternate joined the meeting, he was appointed as a voting member for Mountain Road Storage only.

Jeff Amos, Engineer from Terradyn Consultants gave a brief overview of the proposed project.

Abutters joined the meeting and had many questions and concerns, both the applicant and the engineer representing the project answered each question and/or concern in detail. Lighting, landscaping and buffers were discussed in great detail.

*Noted -* Suggestions from town counsel are available on file at the town office for any member of the public to view. Also, a legal update from MMA concerning the comprehensive plan and how it should be viewed by a board. These items have been filed into the record for this application.

Board members asked a few questions, all their questions and concerns were answered by the applicant. Chair Brusini closed the Public Hearing.

*Site Plan Ordinance Review-*

**Item 1:** Met

**Item 2:** Met with conditions

**MOTION:** Mike Figoli moved that the board approve this standard with a condition of vertical architectural adornment flat panel with inset corrugated  $\frac{1}{4}$  of the building, and that the color be the lowest luster finish available for a metal building, Second by Greg Watkins **MOTION CARRIES 5/0**

**Item 3:** Met. **MOTION** Ken Gibbs Moved that standard 3 has been met, Second by Greg Watkins.

**MOTION CARRIES 5/0**

**Item 4:** Met

**Item 5:** Met

**Item 6:** Met, the project is in compliance with the Site Plan Ordinance

**Items 7:** Met

**Item 8:** Met, with the condition of an externally lit sign.

**Item 9-13:** Met

**Item 14:** Met, with signage that specifies no idling

**Item 15-16:** Met

**Item 17:** Not applicable, there will be no sewage disposal

**Item 18:** Met

**Item 19:** Met, this is not in the shoreland zone

**Item 20-21:** Met

**MOTION:** Greg Watkins moved that the applicant has met standard 21 to meet the comprehensive plan for the town, second by Ken Gibbs **MOTION CARRIES 5/0**

**Item 22:** Met

**Item 23:** Not applicable

**Item 24:** Met

**MOTION:** Ken Gibbs moved to tentatively approve all standards within the Site Plan Ordinance with the following conditions: 1. Sign will be externally lit and approved by the CEO, 2. The breakup of the rear wall facing mountain road as stated by Mike Figoli, Second by Dee Miller **MOTION CARRIES 5/0**

*Land Use Ordinance Review- Mixed Use Corridor*

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

**Item 2-9:** Met

**MOTION:** Ken Gibbs moved that this application has met the Land Use Ordinance standards, and no conditions are stipulated. second by Dee Miller **MOTION CARRIES 5/0**

**MOTION:** Greg Watkins moved to tentatively approve the project as presented and submitted conditional upon an externally lit sign, the breakup of the solid rear wall as stated by Mike Figoli, but withhold final judgement pending Findings of Facts and Conclusions of Law **MOTION CARRIES 5/0**

**MOTION:** Dee Miller moved to change item 5C to first under new business on the agenda, second by Greg Watkins **MOTION CARRIES 5/0**

**5C. R&R Investments/ George Sawyer**

**Map 12 Lot 58-8**

**34 Aspen Drive**

**- Subdivision Revision**

Brenda Day, CEO, explained to the Board that this application needs further legal review, therefore it is suggested that the application be tabled at this point.

**MOTION:** Greg Watkins moved to table the application from R&R Investments to the first regular meeting in April, second by Dan Harden **MOTION CARRIES 3/2**

**Item #5 New Business**

**5A. Camp Woodlands Subdivision/Michael Tadema-Wielandt**  
**Map 6 Lot 40**  
**Kansas Rd.**  
**Residential Subdivision**  
**- Pre-Conference Application**

Michael Tadema- Wielandt, representative for Camp Woodlands subdivision gave a brief overview of the proposed project.

Conversation ensued between the Board and the applicant, questions from the board were answered.

**MOTION:** Greg Watkins moved to change items 5D and other to next on the agenda, second by Ken Gibbs **MOTION CARRIES 4/1**

**5D. North High Street Solar/ David Albrecht/Borrego Solar Systems, Inc.**  
**Map 11 Lots 1A, 3, & 4**  
**North High Street**  
**- Solar Farm**

The Board suggested that there was conflicting information in the application, it was also suggested that a new permitter survey should be done. The Board consensus was that the application was incomplete.

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

**Item #7 Other – Changed to before item 6 on the agenda per vote by the Board**

Chair Brusini explained that the board needs to hold a public hearing for the “low hanging fruit” amendments for the Land Use Ordinance

**MOTION:** Dan Harden moved that the board hold a public hearing for the ordinance amendments on March 16, 2021 second by Dee Miller **MOTION CARRIES 5/0**

**New Business Item 5B**

**5B. Country Home LLC/Michelle Jiang**  
**Map 12 Lot 1**  
**1320 North High St.**  
**- Request for Land Use Amendment**

The board gave the applicant non-binding advice on what more needs to be done. The Board suggested that a clearly written request would be helpful.

**MOTION:** Greg Watkins moved to table the application until March 16, 2021, second by Ken Gibbs  
**MOTION CARRIES 5/0**

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

- None

**Item #8 Adjourn**

**MOTION:** Ken Gibbs moved to adjourn at 9:30 pm, Second by Greg Watkins. **MOTION CARRIES 5/0**