

<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		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, calls the virtual meeting to order at 5:00 pm on April 6, 2021.

**The Pledge of Allegiance**

**MOTION:** Dee Miller moved to change Grimburg to item 5B and Lakewood Estates to item 5C on the agenda, second Ken Gibbs **MOTION CARRIES 4/0**

**Approval of Minutes**

- **March 2, 2021**
- **March 24, 2021**

**MOTION:** Ken Gibbs moved to accept the minutes of March 2, 2021 with two minor revisions, second by Dan Harden **MOTION CARRIES 4/0**

**MOTION:** Ken Gibbs moved to accept the minutes of March 24, 2021, Second by Dan Harden **MOTION CARRIES 4/0**

**Item #4 Old Business**

**4A. Mountain Rd Storage- Mark Lopez**  
**North High Street**  
**Map 12 Lot 44**  
**Storage Facility**

- **Findings of Facts and Conclusions of Law**

The Board discussed the Findings of fact and Conclusions of Law for Mountain Road storage. A few minor, non-substantive changes were made.

**MOTION:** Ken Gibbs moved to accept the Findings of Fact and Conclusions of Law as presented with the corrections made Second by Dan Harden **MOTION CARRIES 4/0**

**4B. North High St Solar, LLC – David Albrecht**  
**C/O Borrego Solar Systems, Inc.**  
**North High Street**  
**Map 11 Lots 1A, 3 & 4**  
**- Solar Farm**

**MOTION:** Dan Harden moved that the application is substantially complete, Second by Deb Brusini  
**MOTION CARRIES 4/0**

**MOTION:** Ken Gibbs moved to hold a public hearing for this application on Tuesday, April 28, 2021, second by Dee Miller **MOTION CARRIES 4/0**

*Noted-* Mike Figoli, Alternate, joined the meeting and was appointed a voting member by Chair Brusini.

The Board discussed a possible site visit, to get a better grasp and vision of where exactly the proposed project will be located. The applicant suggested the best way to access the site, abutters of the property spoke and gave the board and the applicant permission to use their properties to access the solar farm site.

**MOTION:** Ken Gibbs moved that the board hold a site walk and gather at one of the abutters properties, second by Dan Harden **MOTION CARRIES 5/0**

The Board consensus was to schedule the site visit for Sunday April 25<sup>th</sup> at 1:00 pm

The applicant gave a brief overview of the submissions and talked about the location of the site in depth. The Board suggested additional evidence vital for the next meeting. The applicant was agreeable to providing additional information.

#### **Item #5 New Business**

**5A. Nora Belle Pizza LLC - Calvin Gorrell**  
**2 Cottage Street, Unit #1**  
**Map 23 Lot 0148**  
**- Wood fired pizza**

The applicant gave a brief overview of the proposed project. The Board had a few questions that were explained and answered by the applicant.

Chair Brusini closed the evidentiary period and the board moved on to deliberations.

#### *Site Plan Ordinance Review*

Items 1-8: Met

Item 9: Met with a condition that the applicant will sort out trash removal prior to opening

Items: 10-18

Item 19: Not applicable

Items 20-26: Met

#### *Land Use Ordinance Review- DVBI*

Items 2-9: Met

**MOTION:** Dan Harden moved to tentatively approve the project as presented and submitted conditional upon a written statement from the applicant stating how the trash removal will take place, but withhold final judgment pending review of the findings of fact and conclusions of law, second by Ken Gibbs  
**MOTION CARRIES 5/0**

**5B. Grimburg- Kurt Boeker**  
**1320 North High Street**  
**Map 12 Lot 1**  
- ***Paintball supply manufacturing facility***

Chair Brusini mentioned that there did not appear to be any form of written title, right, or interest in the property on file, for example a lease.

The owner of the building joined the meeting and explained that she did have a signed 5-year lease in her possession. The Board agreed to allow the applicant to send over a copy of the signed lease to Secretary, Erin O’connor via email and continue with the review process.

The applicant gave an overview of the proposed project.

Board members asked a few questions regarding the project, the applicant answered all questions and concerns.

*Site Plan Ordinance- Review*

Items 1-5: Met

Item 6: Preexisting structure

Item 7: Met

Item 8: Met with a condition that if there is ever a sign, it will be externally lit with preexisting light structure and meets all requirements of the sign ordinance.

Items 9-26: Met

*Land Use Ordinance Review- Mixed Use Corridor*

*Items 1-9: Met*

**MOTION:** Dan Harden moved to tentatively approve the application as presented and submitted conditional upon an externally lit sign, if one is ever to be considered, with approval of the CEO, adherence to the recommendations of the fire chief, and conditional upon receiving a copy of the signed lease. But withhold final judgment pending review of the findings of fact and conclusions of law, second by Ken Gibbs  
**MOTION CARRIES 5/0**

**5C. Lakewood Estates at Mt. Henry Subdivision- MEH**  
**Portland Rd**  
**Map 10 Lot 10**  
- ***Subdivision***

The Board went over a number of items missing from the application.

**MOTION:** Deb Brusini moved that the application is complete, second by Dan Harden **MOTION FAILS 2/3**

The Board discussed the additional information needed with the applicant, he was agreeable to all things and planned on coming back in front of the board with everything necessary.

**5D. Lakewood Apartments Phase 2**  
**Portland Rd.**  
**Map 10 Lots 1,2 & 3**  
**Planned Unit Development**  
- *Pre-Application Conference*

The applicant gave a brief overview of the proposed project.

The Board had a few questions and concerns that were answered, non-binding advice was given to the applicant.

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

The Board agreed to wait to discuss these applications until Brenda Day, CEO could be present.

The consensus was to move these items to the next meeting.

**Item #7 Other**

**MOTION:** Ken Gibbs moved to cancel tomorrow's meeting April 7, 2021, Second by Dee Miller **MOTION CARRIES 5/0**

Chair Brusini talked about scheduling and future meetings. The Board was advised that in person meetings will begin again April 20<sup>th</sup>, however virtual access will still be available for people who prefer it. All social distancing and regulations will still be followed.

**Item #8 Adjourn**

**MOTION:** Ken Gibbs moved to adjourn at 8:30 pm. Second by Dan Harden. **MOTION CARRIES 5/0**