

Bridgton Planning Board Meeting Minutes
In person/Virtual Meeting

April 28, 2021
5:00 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			

Call to Order

Deb Brusini, Chair, called the meeting to order in the downstairs conference room at 5:00 pm

The Pledge of Allegiance

Approval of Minutes:

April 6, 2021

MOTION: Ken Gibbs moved to approve the minutes of April 6, 2021, second by Dee Miller **MOTION CARRIES 5/0**

Item #4 Old Business

- North High Street Solar, LLC**
- North High St.**
- Map 11 Lots 1A, 3 & 4**
- ***Solar Farm Public Hearing***

David Albrecht, engineer for Borrego Solar gave a brief overview of the new evidence submitted regarding the proposed solar farm.

- Chair Brusini opened the Public hearing

Abutters spoke in great detail about concerns of this proposed project and how it might affect them and their properties. Noise, safety, elevation, location, maintenance, and the panels/inverters themselves were major concerns and were discussed in detail. The applicant responded to all of these questions and concerns. The applicant was also agreeable to submitting more documents regarding some concerns.

Chair Brusini discussed the site visit and shared photos with the public showing approximate location of the site in relation to the properties on Kezar Heights.

Other board members who attended the site visit gave their observations during the site visit.

Board members asked a few more questions, the applicants responded to each question. Chair Brusini listed the additional evidence requested by the board and the public that should be added into the file

for the record. The applicant was agreeable to provide all additional evidence for the next scheduled meeting.

Chair Brusini advised that the board will keep the Public hearing open for new information only. The board consensus was to discuss this further

MOTION: Greg Watkins moved to modify the agenda to change item 5A to next on the agenda, second by Ken Gibbs, **MOTION CARRIES 5/0**

Item #5 New Business

5A. Harrison Marina- Jason Randall
779 Harrison Road
Map 19 Lot 43
- ***Boat Storage Building***

The Board consensus was that the application was substantially complete.

The applicant gave a brief overview of the project.

Conversation ensued between the Board and the applicant. All questions and concerns from the board were answered by both the applicant, and his engineer, Ross Cudlitz.

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

Site Plan Ordinance Review:

Items 1-18: Met
Item 19: N/A
Items 20-24: Met
Article 10
Item 25-29: N/A

Land Use Ordinance Review: Lakeside neighborhood
Items 1-9: Met

MOTION: Greg Watkins moved to tentatively approve the project as presented and submitted conditional upon DEP permit approval, but withhold final judgment pending review of the findings of facts and conclusions of law, Second by Ken Gibbs **MOTION CARRIES 5/0**

Item #4 Old Business- Continued

4B. Nora Belle's Pizza LLC- Calvin Gorrell
2 Cottage Street, Unit #1
Map 23 Lot 0148
Wood Fired Pizza
- ***Findings of Facts and Conclusions of Law***

MOTION: Dee Miller moved to approve the findings of fact for Nora belle’s Pizza, Second by Greg Watkins **MOTION CARRIES 4/0**

4C. Grimburg- Kurt Boeker
1320 North High Street
Map 12 Lot 1
Paintball supply manufacturing facility
- *Findings of Fact and Conclusions of Law*

MOTION: Greg Watkins moved to approve the findings of fact and conclusions of law, second by Dee Miller **MOTION CARRIES 4/0**

Noted- Ken Gibbs was not available for the previous two motions.

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

6A. Maine 4H Foundation- Susan Jennings
Magic Lantern
Map 23 Lot 137
- *Educational/Community events*

6B. E.S Barber Company
264 Main St.
Map 23 Lot 88
- *Barber Shop*

6C. A Corked Fork- Christian Cuff
143 North Bridgton Rd.
Map 40 lot 13A
- *Home catering kitchen*

6D. Trailside Lobster- John Mafera
25 Home Run Rd.
Map 5 lot 82F
- *Retail lobster sales*

Brenda Day, CEO gave a brief overview of all the applications approved through Departmental review.

Conversation ensued between the board and Brenda Day, CEO. All questions and concerns were answered. The board had a few more questions regarding E.S. Barber Company and the consensus was to continue questions on this at the next regular meeting.

Item #7 Other

None

Item #8 Adjourn

MOTION: Ken Gibbs moved to adjourn at 8:30 pm, Second by Greg Watkins **MOTION CARRIES 5/0**

