

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		Linda LaCroix, Dir. Of Comm Development	X
Dee Miller	X		
Dan Harden	X		
Mike Figoli-Alternate			

Call to Order

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on May 4, 2021.

The Pledge of Allegiance

Approval of Minutes

- **April 27, 2021**
- **April 28, 2021**

MOTION: Dee miller moved to approve the minutes of April 27, 2021, second by Ken Gibbs **MOTION CARRIES 4/0**

MOTION: Ken Gibbs moved to approve the minutes of April 28, 2021, Second by Dee miller **MOTION CARRIES 4/0**

Item #4 Old Business

None

Item #5 New Business

5A. Neptune’s Native Grown

The applicant gave a brief overview of the project. The board had a few questions about the application, all questions and concerns were answered by the applicant.

An additional map showing all the properties within 1000 ft was requested to be added to the record.

Site Plan Review Ordinance:

Item 1-6: Met

Item 7: Met with a condition that the applicant meet the sign ordinance with any future signage

Item 8-19: Met

Item 20: N/A

Items 21-26: Met

Site Plan Marijuana Establishments Review:

Item 1: Met with a condition that the applicant provide proof that the establishment is 1000ft away from sensitive uses

Item 2-12: Met

Land Use Ordinance Review- Inner Corridor District

Item 1-9: Met

MOTION: Ken Gibbs moved to tentatively approved the application as presented and submitted conditional upon the approval of internal and external signs and a map showing the property is not within 1000ft of any sensitive uses, but withhold final judgment pending review of the findings of fact and conclusions of law, second by Dee Miller **MOTION CARRIES**

5B. Woodlands Senior Living

The board consensus was that the application was complete.

The Board consensus was to schedule a site walk for Sunday May 16th at 3:00 and hold a public hearing on Monday, May 24 at 5:00

MOTION: Ken Gibbs moved to schedule a site walk at 3pm Sunday May 16, followed by the public hearing May 24th at 5pm, second by Dan Harden **MOTION CARRIES 4/0**

The applicant gave a brief overview of the proposed project. The Board asked questions regarding lighting, landscaping, and the construction process. All questions were answered by the applicant.

5C. Chadbourne Solar LLC

The applicant did not notify abutters properly, therefore this application is null and void.

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

6A. E.S. Barber Co.- *Continued from April 28, 2021*
264 Main Street
Map 23 Lot 88
Barber Shop

Conversation ensued between the board and Brenda Day, CEO, regarding the outside lights and signage, all questions and concerns were answered.

Item #7 Other

Chair Brusini spoke to the board about the upcoming workshop for the LUO consolidation, among other workshops in the future. Chair Brusini proposed a joint workshop with the Selectmen regarding the Ordinance Consolidation. Dee Miller suggested the consolidation could go a lot smoother without Shoreland zoning integrated.

The Board discussed the process of abutter notifications.

Item #8 Adjourn

MOTION: Ken Gibbs moved to adjourn at 7:30 pm. Second by Dan Harden. **MOTION CARRIES 4/0**