

Bridgton Planning Board Meeting Minutes
In Person/Virtual Meeting

June 1, 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		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 June 1, 2021.

The Pledge of Allegiance

Approval of Minutes

- **May 18, 2021**

MOTION: Ken Gibbs moved to approve the minutes of May 18, 2021, second by Dee Miller **MOTION CARRIES 4/0**

Item #4 Old Business

4A. Harrison Marina- Jason Randall

779 Harrison Road

Map 19 Lot 43

Boat Storage Building

- ***Findings of Fact & Conclusions of Law***

MOTION Ken Gibbs moved to approve the Findings of Fact and Conclusions of Law as written, second by Dee Miller **MOTION CARRIES 4/0**

4B. North High Street Solar- David Albrecht

North High Street

Map 11 Lots 1A, 3 & 4

- ***Solar Farm***

David Albrecht gave a brief overview of the phosphorus study submitted. The Board asked a few questions regarding existing evidence. All questions and concerns were answered by the applicant.

The Board moved on to deliberations.

Site Plan Ordinance Review:

Items 1: Met, there will be a grass buffer along the area, the developer is cutting as few trees as possible.

Item 2: Met

Item 3: Met, there will be no traffic up this road

Item 4: Parking is just for maintenance, emergency vehicles and solar farm parking

Item 5: Met with a phosphorus study and stormwater report
Item 6-9: Met, will have sufficient buffering
Item 10- Met, will not be visible to abutters
Item 11- Met with a condition that the traveled roadway must be at least 14 ft wide
Item 12- 13: Met
Item 14- 15: N/A
Item 16: Met, taking all precautions required for building
Item 17: N/A
Item 18: Met
Item 19: N/A
Item 20: Met, a condition that a vinyl fence is required for noise Item 21: abatement
Item 21-24: Met
Dimensional Requirements- N/A

Land Use Ordinance Review- *Rural Neighborhood district*

Item 2- 9- Met

Conditions:

A bond, the CMP Impact study, and the DEP stormwater response
Hammerhead turnaround 24 ft wide with a double leaf gate
Vinyl fence be installed as described by Mr. Albrecht
The traveled roadway must be no less than 14ft wide

MOTION: Ken Gibbs Moved to tentatively approve the project as submitted and presented with the conditions stated above, but withhold final judgment pending review of the findings of fact and conclusions of law, second by Dee Miller **MOTION CARRIES 4/0**

Item #5 New Business

5A. Leslie Hill- George Sawyer
Isaac Stevens Rd
Map 17 Lots 18C-1 & 18C-2
Les Hill Subdivision
- *Subdivision Revision*

George Sawyer, engineer for the applicant gave a brief overview of the proposed subdivision revision, all questions were answered.

Subdivision Ordinance Review:

Article X Section 2: Met

MOTION Dee Miller moved to tentatively approve the project as presented and submitted, but withhold final judgment pending the review of the Findings of Fact and Conclusions of law, second by Ken Gibbs
MOTION CARRIES 4/0

5B. Canuvo- Josh Quint/Glenn Peterson
152 Portland Road
Map 9 Lot 60A
Marijuana Establishment Expansion
- *Tier 4 cultivation + Medical Dispensary + Adult use storefront*

The Board consensus was that the application was substantially complete.

Josh Quint gave a brief overview of the proposed expansion project, the separation of the expansion along with the interior layout/setup of the building were discussed in great detail. Josh Quint explained the business plan and schedule process to the board.

The Board asked a few questions regarding landscaping, lighting, hours of operation and signage. All questions were answered by the applicants.

Site Plan Ordinance Review:

Item 1: Met, applicant has committed to a detailed landscape plan

Item 2-7: Met

Item 8: Met with a condition that the sign be complemented by ambient lighting changes

Item 9- 18: Met

Item 19: N/A

Item 20-23: Met

Item 24: Met, the applicant agreed to submit the letter form the bank stating financial capacity

Article XI Section 4

Item 1: Met

Item 2: Met, applicant was agreeable to submitting a map showing evidence

Item 3-6: Met

Item 7: Met with a significant security plan

Item 8-14: Met

Land Use Ordinance Review: Inner Corridor

Item 1-9: Met, the lot is grandfathered

Conditions:

Scan of the adult use licensing

Sign lighting adjustable based on ambient light

Map showing the buffer distance from any residential dwellings

Financial capacity document

A written detailed landscape plan, plus additional grasses planted along the strip closest to 302

A labeled plan showing the building section description

MOTION Ken Gibbs moved to tentatively approve the project as presented and submitted for a tier 4 adult use cultivation license and retail store license to be housed in the same building as the medical marijuana dispensary with the following conditions as stated above, but withhold final judgment pending the review of the Findings of Fact and Conclusions of law, second by Dee Miller **MOTION CARRIES 4/0**

5C. Lakewood Apartments Phase II- MEH/Craig Burgess

Portland Road

Map 10 Lots 8A, 58A 10B, 10-1, 10-2, 10-3, 10-4

Residential Subdivision

- ***Planned Unit Development Pre-Application***

Craig Burgess gave a brief overview of the proposed project.

The Board asked a few questions and had a few comments, all questions were answered by the applicant. Non-binding advice was given by the Board. Conversation ensued between the Board and the applicants regarding density and open space requirements.

5D. Bridgton Gateway- MEH/ Craig Burgess
Portland Road
Map 23 Lots 105 & 106
Residential & Commercial
- *Planned Unit Development Pre-Application*

Justin McIver, Owner of the project gave a brief overview of the proposed project. The Board asked a few questions, the applicant answered all questions and concerns.

Conversation ensued between The Board, the applicant and the CEO.

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

- None

Item #7 Other

Chair Brusini reminded The Board of next week's elections as well as upcoming meetings.

Item #8 Adjourn

MOTION: Ken Gibbs moved to adjourn at 9:11 pm, second by Dee Miller. **MOTION CARRIES 4/0**