

Bridgton Planning Board Meeting Minutes
In Person/Virtual Meeting

May 24, 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, calls the meeting to order at 5:00 pm on May 24, 2021.

The Pledge of Allegiance

Approval of Minutes

- **May 4, 2021**
- **May 16, 2021**

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

MOTION: Ken Gibbs moved to approve the minutes of May 16, 2021, Second by Greg Watkins **MOTION CARRIES 4/0**

Noted for the record- Greg Watkins explained he would need to leave the meeting at approximately 6:15, also Greg Watkins abstained from the vote on the meeting minutes due to being absent.

Item #4 Old Business

- 4A. North High Street Solar- David Albrecht**
North High street
Map 11 Lots 1A, 3 & 4
Solar farm
- ***Public Hearing continued***

David Albrecht, Engineer, gave a brief overview of the proposed project, all the new submissions were explained in detail. The Board asked a few questions regarding new evidence, the applicant answered all questions and concerns. The applicant also touched on questions submitted by abutters. All questions and concerns were answered.

Chair Brusini opened the public hearing.

Neighbors and members of the public asked a few questions and voiced a few concerns. All questions and concerns were answered by the applicant. Chief Harriman spoke about fire protection. Colin Holme, Director of LEA asked questions regarding a phosphorus study.

Conversation ensued between the board and the applicant about the possibility of submitting a phosphorus study by the next Planning Board meeting, June 1st. The applicant was agreeable, and the board consensus was to put this item on the agenda for June 1, 2021.

MOTION: Dee Miller moved to close the public hearing on this issue, second by Ken Gibbs **MOTION CARRIES 4/0**

Item 4B. Woodlands Senior Living
North High Street
Map 14 Lots 80 & 80A
Senior living facility
– ***Public Hearing***

Chair Brusini opened the public hearing.

CEO, Brenda Day gave a brief overview of the discovery of the stream going through the proposed project site. Colin Holme, director of LEA informed the board that this was in fact an error on the part of LEA and their maps, Colin confirmed that there is not a stream crossing the project site.

Lon Walter, owner of the project gave a brief overview of the project. Elliot Thayer, Engineer, gave an overview of all new evidence submitted. Lighting, landscaping, parking and stormwater were discussed in great detail.

Elliot Thayer read out loud all questions and concerns submitted by abutters, all were answered.

Many members of the public, including abutters, asked questions and voiced concerns of the project. Others voiced their support and experiences with the project.

The Board requested that the applicant come up with a detailed summary of the fencing buffer on the side of the Sanborn property.

The Board consensus was to schedule another meeting in June for the continuation of this application.

MOTION: Ken Gibbs moved to schedule a meeting on June 29, 2021 for a continuation of the Woodlands application, second by Dan Harden **MOTION CARRIES 4/0**

4C. Neptune's Native Grown
224 Portland Road
Map 10 Lot 15B
Medical Marijuana Storefront
– ***Findings of Fact and Conclusions of Law***

MOTION: Dan Harden moved to approve the Findings of Fact & Conclusions of Law for Neptune's Native Grown, second by Ken Gibbs **MOTION CARRIES 4/0**

Item #5 New Business

5A. Chadbourne Hill Solar 1, LLC
61 Chadbourne Hill Rd.
Map 19 Lot 23 & 23A
– ***Solar Farm***

The Board consensus was that the applicant was able to notify the abutters correctly for this meeting and that this application needed a public hearing

MOTION: Ken Gibbs moved to schedule a public hearing for Chadbourne Hill Solar for Tuesday, July 6, 2021 as well as a site visit scheduled for June 27, 2021 at 10:00am, second by Dan Harden **MOTION CARRIES 3/0** (*Noted- one voting member was not present for this vote*)

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

6A. Factor Fine Art
67 Main Street
Map 22 Lot 95
- ***Fine Art Gallery***

CEO, Brenda Day gave a brief overview of the approved application, there were no questions at this time.

Item #7 Other

- **None**

Item #8 Adjourn

MOTION: Ken Gibbs moved to adjourn at 8:34 pm. Second by Dan Harden. **MOTION CARRIES 4/0**