

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			
Cathy DiPietro-Alternate	X		
Rolf Madsen- Alternate	X		

Call to Order

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on June 28, 2021.

The Pledge of Allegiance

Approval of Minutes

- **None**

Item #4 Old Business

- 4B. Woodlands Senior Living of Bridgton LLC- Elliot Thayer**
North High Street
Map 14 Lots 80 & 80A
- Senior living facility continued

Elliot Thayer, engineer for the project gave a brief overview of the new evidence and submissions, Lighting, landscaping, and fencing buffer were discussed in great detail.

Abutters of the proposed project asked a few questions. Both the owner of the property and engineer answered all questions and concerns.

Conversation ensued between the board and the applicant; the Board had a few questions which were all answered.

MOTION Ken Gibbs moved to close the public hearing, second by Cathy DiPietro **MOTION CARRIES 3/0**

Site Plan Ordinance Review:

Item1: Met with a condition for 3 additional white 5ft tall pines to be planted along the abutting property line of the Sanborn’s.

Board Comments:

Ken- all okay in the front of the building, suggests condition that three more 5 ft white pines be added to the abutting property line, in addition to the 3 already proposed

Dee- Stockade fence does not support the intent to protect the abutter, suggest another surface on the outside.

Rolf- Pines will provide a screening to the Sanborn’s.

MOTION Ken Gibbs moved to pass the standard with the condition that 3 five-foot tall white pines be planted 20ft apart along the property line extending the line of trees already planted south, second by Dee Miller **MOTION CARRIES 3/0**

Item 2-3: Met, with layout of parking

Item 4-5: Met, applicant has shown extensively that there will be less water entering the culverts than there is right now.

Item 6: Met, Variance was accepted by the BOA

Item 7: Met, Impact statements have been approved by all Department Heads

Item 8: Met with a condition

MOTION Deb Brusini moved that After the sign is permitted by the CEO, the CEO can inspect the lighting to make sure the glare does not affect traffic, second by Ken Gibbs **MOTION CARRIES 3/0**

Item 9-10: Met

Item 11: Met with conditions from the Fire Chief which were agreed upon by the applicant

Item 12: Met

Item 13: Met, with a condition

MOTION Dee Miller moved that a phosphorus study be provided for this project, second by Cathy DiPietro **MOTION CARRIES 3/0**

Item 14: Met

Item 15: Met with a condition

MOTION Cathy DiPietro moved to approve the standard with a letter from David Brill of the Bridgton Water District stipulating the downstream pressure was a consideration in giving the approval of the project in terms of water usage and will not affect the abutting properties, second by Rolf Madsen **MOTION CARRIES 3/0**

MOTION CARRIES 3/0

Item 16: Met, adequate storm water drainage plan

Item 17: Met, highlighted layout of fields

Item 18-19: N/A

Item 20-23: Met

Item 24: N/A

Item 25: Met

ARTICLE X. SPECIAL REGULATIONS AND DIMENSIONAL REQUIREMENTS SECTION 1

Special Regulations

Item 1, a-f: Met

MOTION Ken Gibbs moved to accept the standards of the Site Plan Ordinance and tentatively approve the project as presented and submitted with conditions listed above but withhold final judgment pending the review of the findings of facts and conclusions of law, second by Rolf Madsen **MOTION CARRIES 3/0**

Land Use Ordinance Review- *Rural Neighborhood district*

Item 2- 9: Met, captured in the narrative

MOTION Ken Gibbs moved to accept the standards of the LUO and tentatively approve the project as presented and submitted but withhold final judgment pending the review of the findings of facts and conclusions of law, second by Dee Miller **MOTION CARRIES 3/0**

MOTION Ken Gibbs moved to tentatively approve the project as presented and submitted with the four conditions listed below but withhold final judgment pending the review of the findings of facts and conclusions of law, second by Dee Miller **MOTION CARRIES 3/0**

Conditions:

1. Extend the existing pine trees along the southerly boundary line with 3 more 5ft tall white pines planted 20ft apart
2. The sign must meet the Sign Ordinance and be inspected by the CEO upon installation to make sure there is no excessive glare
3. Applicant will provide a phosphorus study
4. A letter from the water district regarding water usage and abutting properties

Item #5 New Business

- None

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

Chair Brusini discussed procedural matters regarding departmental review to new board members.

Item #7 Other

MOTION: Dee Miller moved to continue to allow zoom options for planning board meeting, to be revisited by the end of the calendar year, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION moved to have the joint workshop with the BOS June 20th at 5:00, second by Ken Gibbs **MOTION CARRIES 5/0**

Chair Brusini discussed future meetings and workshops. Chair Brusini asked the board for permissions to contact MMA regarding input from abutters about fire dangers.

MOTION Ken Gibbs moved that the chair and CEO be allowed to consult with MMA about new fire evidence being submitted regarding an application, second by Rolf Madsen **MOTION CARRIES 5/0**

Item #8 Adjourn

MOTION: Ken Gibbs moved to adjourn at 8:00 pm, second by Dee Miller. **MOTION CARRIES 5/0**