

**Bridgton Planning Board Meeting Minutes**  
**In Person/Virtual Meeting**

**July 8, 2021**  
**5:00 pm**

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	
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		
Cathy DiPietro-Alternate	X		
Rolf Madsen- Alternate			

**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**

- June 28, 2021
- June 27, 2021

**Item #4 Old Business**

**4A. Chadbourne Hill Solar**  
**61 Chadbourne Hill Road**  
**Map 19 Lots 23 & 23A**

- *Solar Farm Public Hearing*

**MOTION** Dan Harden Moved to approve the minutes of June 28, 2021, second by Ken Gibbs **MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to approve the minutes of June 27, 2021 site walk, second by Ken Gibbs **MOTION CARRIES 5/0**

*Noted-* Alternate, Cathy DiPietro joined the meeting

Deb Brusini opened the public hearing

David Albrecht, engineer for the project gave a brief overview of the proposed project. Mr. Albrecht went over all questions of abutters during the site visit and gave an overview of the proposed changes that were discussed with the abutters and the Board.

**MOTION** Greg Watkins moved to close the public hearing, second by Dan Harden **MOTION CARRIES 5/0**

The board consensus was to deliberate on this project at a later date, TBD.

**4B. North High street solar**  
**North High Street**

**Map 11 Lots 1A, 3 & 4**

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

Chair Brusini went over the new evidence submitted by an abutter and asked the board whether or not they would like to reconsider and reopen the public hearing and evidentiary period.

**MOTION** Ken Gibbs moved to reconsider the Findings of Facts, there was no second, therefore the motion fails

**MOTION** Dee Miller moved to not reconsider and stand by the findings written and composed over the last few meetings, second by Dan Harden **MOTION CARRIES 4/1**

**MOTION** Dan Harden moved to approve the findings of facts and conclusions of law as written for the North High Street Solar, second by Greg Watkins **MOTION CARRIES 5/0**

**4C. Les Hill Subdivision- George Sawyer**

**Isaac Stevens Rd**

**Map 17 Lots 18C-1 & 18C-2**

**Les Hill Subdivision**

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

**MOTION** Ken Gibbs moved to accept the findings of facts and conclusions of law as written, second by Dan Harden **MOTION CARRIES 5/0**

**4D. Canuvo Josh Quint/Glenn Peterson**

**152 Portland Road**

**Map 9 Lot 60A**

**Marijuana Establishment Expansion**

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

**MOTION** Dan Harden moved to accept the findings of fact and conclusions of law, second by Greg Watkins **MOTION CARRIES 5/0**

**Item 5 New Business**

**5A. Mountain Rd Subdivision- Mark Lopez**

**North High street**

**Map 12 Lot 44**

**7-Lot Commercial Subdivision**

**MOTION** Ken Gibbs moved that the board hold a public hearing for this application, second by Deb Brusini **MOTION FAILS 1 / 4**

Engineer, Jeff Amos gave a brief overview of the proposed project. The Board asked a few clarification questions. Jeff Amos responded to all questions. *Noted for the record-* This subdivision is both residential and commercial, Jeff Amos explained the word commercial was put there in error by their drafting department and there is no intent to direct it any which way.

The Board reviewed the waiver request from the submission for the letter from a hydrologist stating impact of onsite septic systems on downstream wells.

**MOTION** Ken Gibbs moved to grant the waiver with the wording stated, Second by Dan Harden **MOTION CARRIES 5/0**

Abutter, John McInerny asked the question about an environmental impact study, his concern was water runoff. Engineer, Jeff Amos answered all questions and concerns.

*Noted for the record-* Questions and concerns were brought up concerning future development and the impact of future runoff, Jeff Amos clarified all concerns.

***Subdivision Review***

Items 1-4: Met

Item 5: Met with a condition to meet all state and local road opening requirements

Items 6-20: Met

***Design standards***

Items 1-6: Met

Item 7: Met with a condition that the driveway entry needs to meet the fire protection subdivision ordinance requirements per the Bridgton Fire Chief

Items 8-9: Met

**Conditions**

1. Fire chief condition
2. State and local road opening approval

**MOTION** Greg Watkins moved to tentatively approve the project as presented and submitted with the conditions stated above but withhold final judgment pending review of the findings of fact and conclusions of law, second by Dan Harden **MOTION CARRIES 5/0**

**Item #6 Other**

Greg Watkins suggested that the board consider no longer allowing remote options for future PB meetings to follow suit with the BOS.

**MOTION** Dee Miller moved to reconsider the decision to wait until the end of the year to discuss remote access, second by **MOTION CARRIES 6/0**

**MOTION** Greg Watkins moved that the PB follows suit with the Bridgton BOS to discontinue the use of zoom for its meetings and hold the meetings in person effective today, second by Dan Harden **MOTION CARRIES 6/0**

Chair Brusini reminded the Board of the upcoming joint workshop as well as other future meetings. Chair Brusini also suggested Board members send along their comments in regard to her draft summary for the workshop.

The Board earmarked the third Tuesday in September for the subdivision workshop meeting.

**MOTION** Ken Gibbs moved to adjourn the meeting at 7:35pm, second by Dan Harden **MOTION CARRIES 6/0**