

**Bridgton Appeals Board Meeting Minutes**  
**Virtual/ In-Person Meeting**

**June 3, 2021**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
John Schuettinger	<b>X</b>	Brenda Day, Code Enforcement	<b>X</b>
Mark Harmon-Vice Chair	<b>X</b>	Erin O'Connor, Admin Asst., Staff	<b>X</b>
Bruce Hancock	<b>X</b>		
Kevin Raday	<b>X</b>		
Kappy Sprenger	<b>X</b>		
Dick Danis	<b>X</b>		

**Call to Order**

John Schuettinger, Chair, called the virtual meeting to order at 5:00 pm

**The Pledge of Allegiance**

**Item #3 Appoint Alternates:**

- None

**Item #4 Approval of Minutes:**

- **January 14, 2021**

**MOTION:** Mark Harmon moved to approve the minutes of January 14, 2021, Second by Kevin Raday

**MOTION CARRIES 6/0**

**Item #5 Old Business:**

- None

**Item #6 New Business:**

Chair Schuettinger recused himself from this portion of the meeting and appointed Vice- Chair, Mark Harmon as acting chair until the next item on the agenda.

**6A. Mountain Road Storage- Mark Lopez**  
**North High Street**  
**Map 12 Lot 44**  
***Self-Storage Facility Appeal***

Board member Kevin Raday stated his position with the planning board application for this project, The Board and the appellant were given the opportunity to give their stance but there was no opposition to allowing Kevin to be an active participant in this hearing.

The applicant gave a brief overview of the grounds of the appeal, the applicant was then given a chance to speak.

Conversation ensued between Board members regarding the appeal. Town Counsel Grady Burns gave the Board a recap on procedural matters regarding this appeal.

**MOTION** Mark Harmon moved to deny the appeal, seconded by Kevin Raday **MOTION CARRIES 4/1**

Vice-Chair Harmon requested that town counsel write up the decision of the Appeals Board and the Board consensus was to allow Vice-Chair Harmon to sign the written decision.

*Noted-* Chair Schuettinger reclaimed the meeting as acting Chair.

**6B. Woodlands Senior Living**  
**North High street**  
**Map 14 Lots 80 & 80A**  
**Senior Living Facility Variance**

The applicant gave a brief overview of the requested variance. The applicant explained that the setback requirement for the Downtown village Neighborhood district is 0-25 ft from the road and there is no feasible way to build a facility of this magnitude that close to the road. Other than the setback from the road this project meets all other standards of both the Bridgton Land Use Ordinance as well as the Site plan Review Ordinance.

The Board asked a few questions, the applicant answered all questions and concerns.

**MOTION** Mark Harmon moved to approve this variance, Kevin Raday **MOTION CARRIES 6/0**

Chair Schuettinger informed the applicant to bring this written decision to the Registry of Deeds to finalize the process.

**Item #7 Old Business:**

- None

**Item #8 Adjourn**

Chairman Schuettinger declared the meeting adjourned at 5:20 pm.