

Bridgton Planning Board Meeting Minutes
In Person Meeting

August 19, 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	X		

Call to Order

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on August 19, 2021.

The Pledge of Allegiance

Chair Brusini appointed alternate, Rolf Madsen as a voting member.

Approval of Minutes

- **July 26, 2021**
- **August 3, 2021**

MOTION Dan Harden moved to approve the minutes of July 26 2021, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION Ken Gibbs moved to approve the minutes of August 3, 2021, with one minor change second by Dan Harden **MOTION CARRIES 5/0**

Item #4 Old Business

- 4A. Land Use Ordinance consolidation**
- **Public Hearing**

Chair Brusini appointed Greg Watkins to read the summary of the Land Use Ordinance consolidation out loud for the public.

Chair Brusini opened the public hearing. Conversation ensued between the Board regarding the changes to the Land Use Ordinance.

MOTION Greg Watkins moved to strike the entirety of section 3.5, second by Rolf Madsen **MOTION CARRIES 5/0**

MOTION Ken Gibbs moved to adopt the 18 months to reflect the regulation in the DEP model Shoreland Zoning Ordinance regarding reconstruction or replacement of a non-conforming structure in section 2.G, second by Dan Harden **MOTION CARRIES 5/0**

MOTION Greg Watkins moved to accept the changes as outlined in section 5, second by Ken Gibbs
MOTION CARRIES 5/0

The Board discussed changes to be reviewed in the future.

MOTION Rolf Madsen moved to close the public hearing, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION Dan Harden moved to accept the changes to the subdivision regulations, second by Ken Gibbs
MOTION CARRIES 5/0

MOTION Dan Harden moved to recommend the placement of the consolidated code ordinance on the warrant for the November referendum with the one change to the draft to strike out section 3.5, second by Ken Gibbs **MOTION CARRIES 5/0**

Chair Brusini will compose a letter to the Selectboard with the board's recommendation and edits.

4B. Davis Lane Subdivision- Mark Lopez

Davis Lane

Map 14 lot 32

- ***Public Hearing***

Jeff Amos, Engineer gave a brief overview of the proposed subdivision. A waiver was requested by the applicant at this time.

The applicant spoke about potential plans after concerns from abutters were heard. The Board consensus was to allow the applicant to come back with alternate covenants.

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

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

MOTION Greg Watkins moved to enter deliberations, second by Dan Harden **MOTION CARRIES 4/1**

Subdivision Site Plan Review:

Items 1: Met

Item 2: Met, individual wells, stated that location of wells and septic in relation to the homes will meet state requirements

Item 3-20: Met

Subdivision Dimensional Requirements:

Items 1-3: Met

Item 4: Met with a condition that the Public Works director submit a statement accepting the road

Item 5-6: Met

Item 7: Met, with recommendations from the fire chief

Items 8-9: Met

Conditions:

1. A written statement from the public works director stating they're accepting the road as nonconforming, and that this will remain a private road

2. Covenants shall be updated to read that lots 1-6 shall restrict rentals to a minimum of 30 days and the cottage in the common area shall restrict rentals to a minimum of 14 days.
3. Applicant to submit the septic design for the existing cottage
4. The buffers will be maintained, and any disturbed buffers will be revegetated

The Board consensus was that the application meets all subdivision requirements with the conditions stated above

Shoreland Zone Ordinance Review:

Section 15 Items A-T: Met

Land Use Ordinance Review: LN

Items 2-9: met

MOTION Ken Gibbs moved to tentatively approve the project as presented and submitted conditional upon the conditions stated above but withhold final judgement pending review of the findings of fact and the conclusions of law, Second by Dan Harden **MOTION CARRIES 5/0**

Item #5 New Business

5A. Bridgton Gateway- MEH/ Craig Burgess

Portland Road

Map 23 Lots 105 & 106

- ***Residential & Commercial /PUD***

Noted- Board member Dee Miller joined the meeting. For this segment of the agenda, Chair Brusini appointed Dee as a voting member

MOTION Greg Watkins moved that the Board find the application complete, second by Dan Harden **MOTION CARRIES 5/0**

MOTION Ken Gibbs moved to hold a public hearing for the Gateway project, second by Cathy DiPietro **MOTION CARRIES 3/2**

MOTION Greg Watkins moved to hold the public hearing on September 7, 2021, second by Dan Harden **MOTION CARRIES 5/0**

The applicant gave a brief overview of proposed project. The Board requested some additional evidence from the applicant.

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

- **None**

Item #7 Other

Chair Brusini discussed additional clarification on hybrid meetings with the Board, specificities will be provided to the Board.

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn the meeting at 8:30pm, second by Dan Harden **MOTION CARREIS 5/0**