

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

**September 7, 2021**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	<b>X</b>
Ken Gibbs-Vice Chair		Erin O'Connor, Admin Asst., Staff	<b>X</b>
Greg Watkins	<b>X</b>	Linda LaCroix, Dir. Of Comm Development	
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Cathy DiPietro-Alternate	<b>X</b>		
Rolf Madsen- Alternate	<b>X</b>		

**Call to Order**

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on September 7, 2021.

**The Pledge of Allegiance**

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

**Approval of Minutes**

- **August 19, 2021**

**MOTION** Ken Gibbs moved to approve the minutes of August 19, 2021, second by Greg Watkins

**MOTION CARRIES 5/0**

**Item #4 Old Business**

**4A. Bridgton Gateway**  
**267 & 271 Main St**  
**Map 23 Lots 105 & 106**

- **Public Hearing**

Chair Brusini opened the public hearing. The applicant gave a brief overview of the proposed project.

Chair Brusini allowed members from the public to speak. Abutter, George McGuire spoke regarding sewer connection. Marylyn Smith, Paul Tworog, and Tommy Zahn members of the public voiced concerns about inadequate parking.

Kevin Duffy and Bill Masterson, members of the public, spoke in support of the project.

The applicant answered all questions and concerns of the members of the public.

*Noted-* Dan Harden, regular member joined the meeting and remained a voting member for the entirety of the meeting.

Brenda Day, CEO explained her written statements on her impact statement to the Board.

Board members had a few questions and concerns, all were answered by the applicant. Parking concerns, egresses and snow load were talked about in great detail.

The Board consensus was to continue review at the next meeting on September 21, 2021. Chair Brusini recessed the hearing until September 21, 2021

**MOTION** Ken Gibbs moved to hold a 5-minute recess, second by Cathy DiPietro **MOTION CARRIES 5/0**

**4B. Chadbourne Hill Solar/David Albrecht**

**61 Chadbourne Hill Road**

**Map 19 Lots 23 & 23A**

- *Findings of Fact & Conclusions of Law*

**MOTION** Dan Harden moved to approve the findings of fact as written, second by Ken Gibbs **MOTION CARRIES 5/0**

**4C. Everlast Roofing/Lee Eastman & James Seymour**

**24 J.R. Mains Drive**

**Map 26 Lot 8A, Map 9 Lot 45B**

- *Findings of Fact & Conclusions of Law*

**MOTION** Dan Harden moved to approve the findings of fact & Conclusions of law as written, second by Dee Miller **MOTION CARRIES 4/1**

The Board consensus was to approve the findings with the amendments discussed.

**4D. Maine Only/Stephen Pleau**

**316 Portland Road**

**Map 10 Lot 5**

- *Findings of facts & Conclusions of Law*

**MOTION** Dan Harden moved to approve the findings of fact & Conclusions of law as written, second by Ken Gibbs **MOTION CARRIES 4/0 with one abstention by Greg Watkins**

**4E. Davis Lane Subdivision/Mark Lopez**

**Davis Lane**

**Map 14 Lot 32**

- *Findings of fact & conclusions of law*

**MOTION** Greg Watkins moved to approve the findings of fact and conclusions of Law as written, second by Dan Harden **MOTION CARRIES 5/0**

The Board discussed the email correspondence with LEA regarding DEP approval.

#### **Item #5 New Business**

**5A. Opus Organics, LLC/Lauren Beatrice & Bob Hoot**

**4 Sustainable Way**

**Map 10 Lot 8A**

- *Medical Marijuana caregiver store & retail gift shop*

**MOTION** Greg Watkins moved that the application is incomplete **MOTION FAILS 0/5**

The applicants gave a brief overview of the proposed project. Chair Brusini asked some clarification questions.

Board members asked a few questions and voiced a few concerns, all were answered by the applicant

**Site Plan Review:**

Items 1-4: Met

Item 5: The parking lot is not a sufficient size to consider stormwater

Item 6-11: Met

Item 12: Met with a condition that a Knox Box will be required if the security system monitors fire.

Items 13-18: n/a

Item 19-22: Met

Item 23: N/A

Item 24: Met

**Site Plan Review Marijuana Establishments:**

Items

Met with a condition that disposal of any product containing marijuana will be confirmed by the CEO and the applicant that it follows state regulations.

Section 5 & 6: N/A

**Land Use Ordinance Review: Inner Corridor**

Item 2-9: Met, building is non-conforming but a grandfathered structure

**Condition:**

1. Security system detects fire a Knox box is required
2. Any disposal of marijuana will conform to state regulations as confirmed by the CEO

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

**5B. Pleasant Mountain Outlook Subdivision/Geoff Homer**

**Tuckerman's Du Sol Road**

**Map 12 Lot 1**

- ***Preapplication Conference***

Esther, engineer from Main land consultants gave the Board a brief overview of the proposed subdivision

The Board asked a few questions and gave the applicant non-binding advice.

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

**6A. Wild North Counseling/Samantha & Tighe Blackadar**

**46 Evans Road**

**Map 2 Lot 19A**

- ***Home counseling Business***

**Item #7 Other**

Chair Brusini proposed that the CDD compile a list of all the outstanding and proposed Ordinance revisions/suggestions for the Board to review and prioritize and bring workshops. The Board consensus was to have said list compiled by no later than Friday, the 17<sup>th</sup>.

**MOTION** Dee Miller moved to assign the CDD staff to compile a list of outstanding proposed or needed ordinance revisions by September 17<sup>th</sup>, 2021, second by Dan Harden **MOTION CARRIES 5/0**

**Chair Brusini explained the new policy for hybrid meetings that the BOS has followed.**

**Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn the meeting at 9:11 pm, second by Dan Harden **MOTION CARRIES 5/0**