

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Ken Gibbs-Vice Chair		Erin O'Connor, Admin Asst., Staff	X
Greg Watkins	X	Linda LaCroix, Dir. Of Comm Development	
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 September 7, 2021.

The Pledge of Allegiance

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

Approval of Minutes

- **September 7, 2021**

MOTION Rolf Madsen moved to approve the minutes of September 7, 2021, with a few minor changes second by Dan Harden **MOTION CARRIES 5/0**

Item #4 Old Business

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

The applicant gave a brief overview of new evidence submitted. The Board and the applicant discussed EDUs in great detail. The Board asked a few questions regarding parking, traffic flow and stormwater. Conversation ensued between the Board and the applicant, all questions and concerns were answered.

MOTION Greg Watkins moved that the unidentified letter be removed from the record, second by Dan Harden **MOTION CARRIES 5/0**

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

Site Plan Review:

Items 1-2: Met

Item 3: Met with a condition that site lines are maintained for vehicular traffic under the tree foliage, and the letter form DOT be submitted

Item 4: Met with a condition to have spaces 11 and 12 on the east side of the parking lot designated as loading zone/no parking and striped diagonally

Item 5-11: Met

Item 12: Met with a condition that the installation of the septic tank meets all requirements of the wastewater ordinance and follow up with the final plans submitted to the CEO

Item 13-24: Met

Shoreland Zoning Ordinance Review:

Item 1-3: Met

Item 4: N/A

Item 5: Met

Item 6: N/A

Item 7-11: Met

Section 15

Item 15A: Met

Item 15B: Met with a condition that the foundation drain along the southeast corner of the development is directed to the close drain system associated with the tree filter

Items 15C-G: N/A

Item H-N: Met

Item O: Met with a letter form the arborist committed to not taking down a particular tree

Item P-T: Met

Land Use Ordinance Review: DVB1

Item 2-9: Met

Conditions:

1. condition that site lines are maintained for vehicular traffic under the tree foliage, and the letter form DOT be submitted
2. condition to have spaces 11 and 12 on the east side of the parking lot designated as loading zone/no parking and striped diagonally.
3. condition that the installation of the septic tank meets all requirements of the wastewater ordinance and follow up with the final plans submitted to the CEO
4. condition that the foundation drain along the southeast corner of the development is directed to the close drain system associated with the tree filter
5. Knox Box be installed per Bridgton's Fire Chief

MOTION: Greg Watkins moved to tentatively approve the project known ad Bridgton gateway Map 23 LOTS 205 and 206 conditional upon the conditions outlined by the chair but withhold final judgement pending the review of the findings of facts and conclusions of law, second by Dan Harden **MOTION**

CARRIES 5/0

Item #5 New Business

5A. Ordinance Workshop

- ***See attached list of amendments***

The Planning Board reviewed what is intended as an evergreen listing of potential Land Use amendments to determine relevance and priorities. The list was prepared for the Board by the Community Development Director, Linda LaCroix.

The Board took the following votes:

MOTION Greg Watkins moved to recommend to the Selectboard a moratorium on marijuana establishments and solar farms until these activities can be reviewed and/or new regulation drafted. Second by Dee Miller

MOTION Rolf Madsen moved to split the motion to recommend the moratorium on marijuana establishments separately from the recommendation on a moratorium for solar farms, second by Deb Brusini **MOTION CARRIES 5/0.**

MOTION to recommend to the Selectboard a moratorium on marijuana establishments passed 4-1; Greg Watkins, Dan Harden, Rolf Madsen, and Dee Miller in favor, Deb Brusini opposed. **MOTION CARRIES 4/1**

MOTION to recommend to the Selectboard a moratorium on solar farms failed 1-4; Deb Brusini in favor, Dee Miller, Greg Watkins, Rolf Madsen, and Dan Harden opposed. **MOTION FAILS 1/4**

MOTION Greg Watkins moved to request of the Selectboard in the event the Planning Board is given a project to do by the Selectboard, a detailed process to be followed is received in writing by the Planning Board from the Selectboard to include a written statement of an allocation of funds and staff time that would be afforded to the Planning Board in support of the process. Second by Dan Harden **MOTION FAILS 2/3** Greg Watkins and Dan Harden in favor, Deb Brusini, Dee Miller, and Rolf Madsen opposed.

A follow-up workshop was scheduled for October 19, 2021.

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

None

Item #7 Other

Item #8 Adjourn

MOTION Greg Watkins moved to adjourn, second by Dan Harden **MOTION CARRIES 5/0**