

<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 November 2, 2021.

**The Pledge of Allegiance**

Chair Brusini appointed alternate, Cathy DiPietro as a voting member.

**Approval of Minutes**

- **October 5, 2021**

**MOTION** Greg Watkins moved to approve the minutes of October 5, 2021, second by Dan Harden  
**MOTION CARRIES 5/0**

- **October 19, 2021**

**MOTION** Dan Harden moved to approve the minutes of October 19, 2021, second by Greg Watkins  
**MOTION CARRIES 5/0**

**Item #4 Old Business**

- 4A. Wildhaven/ Josh Arsenault & Lisa Deschenes  
 Wild Haven ROAD  
 Map 17 Lot 27A-8

- *Findings of Fact & Conclusions of Law*

**MOTION** Dan Harden moved to approve the findings of face as written, second by Deb Brusini **MOTION CARRIES 3/0**

- 4b. North High Street Solar  
 North High Street  
 Map 11 Lots 1A, 3 & 4

- *Remand Findings of Fact & Conclusions of Law*

**MOTION** Dan Harden moved to approve the Findings of Fact with two minor changes as described, second by Greg Watkins **MOTION CARRIES 5/0**

**Item #5 New Business**

**5A. Aspen Drive/R&R Investments Subdivision Amendment**

**34 Aspen Drive**

**Map 12 Lot 58-8**

- ***Subdivision Amendment***

Town Counsel, Ben Plante gave a brief overview of the scope of which the board has in determining the review standards for this application.

The Board discussed that the original application for this subdivision has not changed, therefore the Board should be reviewing the application before them solely on the one lot proposed in the revision.

Conversation ensued between the Board, questions and concerns were raised. Error in the depiction of the old meadow buffer was a major concern. The Board consensus was that the full-size plan was unclear in the depiction of the originally approved meadow buffer. The Board also agreed that more clarification from the engineer was needed to remedy this concern.

**MOTION** Dan Harden moved that the application was complete, second by Greg Watkins **MOTION FAILS 2/3**

The Board decided that more clarification on the changing of the meadow buffer and on the language submitted is pertinent.

The following items are needed for the next meeting to render a decision:

1. Any evidence regarding stormwater and phosphorus
2. More clarification/evidence that the new buffer is adequate or equal to the old buffer and what it is trying to accomplish
3. Engineer present to explain where the buffer zones are and are not located

Chair Brusini directed staff to draft a list of further items needed to send along to the engineer for the amendment.

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

**Tuckerman's De Soleil Rd**

**Map 12 Lot 1**

- **Cluster Subdivision**

Chair Brusini explained the draft lease agreement found in the application, Town counsel gave more explanation on what documents have legal standing. The Board consensus was to allow the drafted Purchase & Sale agreement. The Board also came to a consensus that the application was substantially complete.

Alternate, Rolf Madsen recused himself from this agenda item.

**MOTION** Greg Watkins moved to hold a public hearing for this application, second by Cathy DiPietro **MOTION CARRIES 5/0**

Engineer, Esther Bizier, gave a brief overview of the proposed subdivision. The Board asked for some further submissions and clarification to bring to the next meeting.

**MOTION** Dan Harden moved to hold a public hearing for Pleasant Mountain Outlook Subdivision on November 22, 2021, at 5pm, second by Greg Watkins **MOTION CARRIES 5/0**

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

**None**

**Item #7 Other**

The Board discussed the possibility and time frame for a moratorium on marijuana establishments. The Board feels the sense of urgency has drastically increased on this matter.

**MOTION** Dan Harden moved that the Board recommend to the BOS a special town meeting to discuss the moratorium further, second by Dee Miller **MOTION CARRIES 5/0**

The Board discussed a remote policy.

**MOTION** Dee Miller moved that all participants of the planning aboard meetings must participate in person, second by Greg Watkins **MOTION CARRIES 5/0**

**MOTION** Rolf Madsen moved to amend the motion to read “with the exception for legal counsel to attend the meeting remotely” second by Dee Miller **MOTION CARRIES 3/2**

**Item #8 Adjourn**

**MOTION** Dee Miller moved to adjourn at 8:00pm, second by Dan Harden **MOTION CARREIS 5/0**