

Bridgton Planning Board Meeting Minutes
In Person Meeting

December 7, 2021
5:00 pm

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Ken Gibbs-Vice Chair	X	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 4:00 pm on December 7, 2021.

The Pledge of Allegiance

Chair Brusini explained that all board members are due to arrive around 4:30, for the remainder of the time Chair Brusini appointed alternate, Cathy DiPietro as a voting member.

Approval of Minutes

- **November 22, 2021**

MOTION Dan Harden moved to approve the minutes of November 22, 2021, with the changes suggested, second by Dee Miller **MOTION CARRIES 4/0**

Item #4 Old Business

- 4A. Pleasant Mountain Outlook Subdivision**
Tuckerman's Du Soleil Rd
Map 12 lot 1

- **Cluster Subdivision Deliberation Continuation**

Subdivision Review: Preliminary Plan

Item 12: Met. received a plan to where wells would be drilled and other in for protection of waters

Item 13: N/A

Item 14: Met. wetlands were delineated. Findings with discriminate between the impacted wetlands and non-impacted wetlands.

Item 15: Met.

Item 16: Met, complex stormwater report

Item 17: N/A

Item 18: Met. applicant turned in phosphorus calculations and fee

Item 19-20: N/A

Design Standards

Item 1: Met. meets lots size, appropriate buffers

Item 2: Met. monuments will be placed in thre ground where lots are, Will be part of final plan

Item 3: Met. applicant has applied for street name

Item 4: N/A

Item 5: Met. applicant has proposed a water supply system

Item 6: Met. Chief Garland and the applicant have worked on that

Item 7: Met. Eljen system with 4 different phases

Item 8: Met. Overlaps with the stormwater plan

Conditions: For Final plan submission

Any DEP and other state requirements needed. Department of agricultural and forestry, IF&W, historic preservation commission, DEP approval for stormwater and wetland impacts, Army Corp of engineers, ME public drinking water program. Board will request a follow up that the phosphorous export dollars go to Kezar pond watershed

Guarantees:

Site improvements & infrastructure, construction inspection, long term maintenance

MOTION Dan Harden moved to tentatively approve the Pleasant mountain outlook subdivision as presented and submitted conditional upon the above conditions project but withhold final judgment pending the review of findings of fact and conclusions of law, Second by Cathy DiPietro **MOTION CARRIES 4/0**

**5B. Lakewood Commons Phase II/ Craig Burgess
Portland Road
Map 10 Lots 10-1through 4, 8A, & 58A
- Residential Subdivision**

MOTION Deb Brusini moved to hold a public hearing, second by Cathy DiPietro **MOTION FAILS 2/2**

MOTION Cathy DiPietro moved to reconsider the motion to hold a public hearing for the project, second by Deb Brusini **MOTION CARRIES 4/0**

Public hearing was scheduled for January 4th based on Board consensus

Owner, Justin McIver gave a brief overview of the proposed project.

Chair Brusini appointed Rolf Madsen for the remainder of the application at hand unless Greg Watkins arrives shortly

**4B. Aspen Drive /R&R Investments Subdivision Amendment
Map 12 Lot 58-8
Aspen Drive
- Subdivision Amendment**

Ken Gibbs took his role as voting member and Cathy DiPietro returned to her alternate role. Rolf Madsen was appointed a voting member in the absence of Greg Watkins. The Board consensus was that the application is now substantially complete.

Reminded the board the criteria they are judging this application on is no other than an amendment to move a buffer.

George Sawyer, Engineer gave an overview of the proposed amendment. The Board asked a few questions, all were answered in detail by George Sawyer.

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

Scott Sanson, and Rodney Danielson 39 aspen drive abutters to the property, spoke about the impact on their view and the neighborhood. Steven James, owner of the property spoke about the timeline of the development and ensured the Board that no errors were made intentionally.

Board members asked a few questions, conversation ensued regarding the original meadow buffer

Subdivision Amendment Review:

Item 1-2: Met

Item 3: Met

Item 4: Met, This will not cause an erosion problem by moving the buffer

Item 5-13: Met

Item 14: Met, wetlands will continue to be reserved

Item 15: N/A

Item 16: MOTION Dan Harden moved that the stormwater for the amendment has been met, Second by Ken Gibbs
MOTION CARRIES 4/1

Item 17: N/A

Item 18: Met, wouldn't effect the phosphorus calculation

Item 19-20: Met

Design Standards

Item 2-9: Met

MOTION Dan Harden moved to continue on with the evidence provided by the engineer and no calculations are needed, second by Greg Watkins **MOTION CARRIES 3/2**

MOTION Greg Watkins moved that a portion of the original meadow buffer be retained and or returned to meadow buffer status second by Rolf Madsen **MOTION FAILS 0/4**
1 abstention by Dee Miller

MOTION Dan Harden moved that the erosion has been met, second by Ken Gibbs **MOTION CARRIES 4/1**

MOTION Ken Gibbs moved to tentatively approve the project as presented and submitted but withhold final judgement pending the review of the findings of fact and conclusions of law, Second by Dan Harden **MOTION CARRIES 3/2**

Item #5 New Business

5A. Great Northern Docks/ JP Connelly

Roosevelt Trail

Map 6 Lots 28 &30

- *Commercial gravel parking site*

Greg Watkins returned to his voting role and Rolf Madsen returned to his alternate role.

MOTION Greg Watkins moved that the application is incomplete at this time, second by Ken Gibbs
MOTION CARRIES 5/0

5C. Gammon Road Subdivision/ James Seymour

Old Gammon Road

Map 18 Lot 3

- *5-lot Residential Subdivision*

James Seymour, engineer for the project gave a brief overview of the proposed subdivision.

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

Frank Debruski, abutter representing the foley camp trust, had a few concerns regarding natural drainage, right of way and snow plowing. All concerns were answered by the engineer.

Subdivision Review: Preliminary Plan

Item 1-2: met

Item 3: N/A

Item 4: DEP approval needed

Item 5: Met

Item 6: Met, applicant will come back with septic design in the proper locations, will provide general location of housing envelopes

Item 7: Met

Item 8: Met, Applicant represented they will be minimizing the amount of cutting

Item 9-10: Met

Item 11: Met, part is in the Shoreland zone, but there will be no disturbance in that area

Item 12: Met, Wells have not been dug yet, will be based upon the septic design

Item 13: N/A

Item 14: Met, wetlands have been delineated

Item 15: N/A

Item 16: To be fulfilled in the final plan with DEP

Item 17: do not meet the definition of spaghetti lots, suggested that for view purposes the houses be staggered

Item 18: Met, calculations are below what was allowed

Item 19-20: N/A

Design Standards

Item 2: Board agrees to monuments on one side of the road

Item 3-4: Met, street name request is needed

Item 5: N/A

Item 6: To be fulfilled in the final plan

Item 7: Met, proposed turnaround area approved by the Fire Chief

Item 8-9: To be fulfilled in the final plan

Conditions:

1. DEP approval of stormwater
2. Road approval- street name request
3. Summary of road specs
4. Building envelopes with objective of staggering the houses
5. HHE200 forms
6. Adjustment in the lake phosphorus content

MOTION Ken Gibbs moved to tentatively approve the project as submitted and presented but withhold final judgement pending the review of the findings of fact and conclusions of law, second by Dan Harden

MOTION CARRIES 4/0

5D. Green Topper Growers, Inc./ Caleb Chaplin

27 Sandy Creek Road

Map 9 Lot 76A

- *Medical Marijuana Caregiver Facility*

MOTION Greg Watkins moved that the application was incomplete, second by Ken Gibbs **MOTION CARRIES 5/0**

The applicant gave a brief overview of the proposed project, the board asked a few questions, and gave the applicant suggestions on further requirements/submissions needed in the application for the next meeting.

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

4.A. 6A. Stark Storage Facility- Amendment to approved driveway per MDOT

CEO, Brenda Day gave a brief overview of the amended immaterial change to the driveway

Item #7 Other

7A. Nautilus (Former BD Solar) special meeting request

Chair Brusini gave the Board an overview of the request, Chair Brusini also explained the procedural conversation she had with the CEO.

MOTION Greg Watkins moved that if the matter of Nautilus is remanded back to the planning board, the meeting will be held on the 29th, assuming they notice on the 17th, second by Rolf Madsen **MOTION CARRIES 5/0**

7B. 144 Main Street Extension request

Chair Brusini explained the request for the extension, she also explained that the new Ordinance does not allow for 2 year extensions.

MOTION Dan Harden moved that the Board approve a 1 year extension, second by Ken Gibbs

MOTION CARRIES 5/0

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn the meeting at 8:00 pm, second by Dan Harden **MOTION CARRIES 5/0**

