

**Bridgton Appeals Board Meeting Minutes
In-Person Meeting**

**December 16, 2021
5:00 pm**

Board Members		Staff Member	
John Schuettinger	X	Brenda Day, Code Enforcement	X
Mark Harmon-Vice Chair		Erin O'Connor, Admin Asst., Staff	X
Bruce Hancock	X		
Kevin Raday	X		
Kappy Sprenger	X		

Call to Order

John Schuettinger, Chair, called the meeting to order at 5:00 pm

The Pledge of Allegiance

Item #3 Appoint Alternates:

Chair Schuettinger appointed Kappy Sprenger as a voting member for this proceeding.

Item #4 Approval of Minutes:

- **November 18, 2021**

MOTION: Kevin Raday moved to accept the minutes as published, second by Bruce Hancock **MOTION CARRIES 4/0**

Item #5 Old Business:

- **None**

Item #6 New Business:

Chair Schuettinger reminded the Board of what their scope for this proceeding was.

- 6A. Tom Saliba/ Northeast Industries, Inc.**
38 Chadbourne Hill Road
Map 19 lot 23A-1
 - **Administrative Appeal**

Town Counsel gave a brief overview of the grounds for this appeal, as well as standard of review and order of operations when considering the appeal.

MOTION John Schuettinger moved that the Board of Appeals has jurisdiction over hearing this appeal, second by Kappy Sprenger **MOTION CARRIES 4/0**

MOTON Bruce Hancock moved that he following people having standings; The appellant, the applicant of the building permit, and the CEO, second by Kevin Raday **MOTION CARRIES 3/0**
1 abstained- Kappy Sprenger

Town counsel gave an overview of the prior & new ordinance and how the provisions apply to this application. The Board asked a few clarifying questions regarding changes in the Ordinance

Brenda Day, CEO, gave an overview of the timeline of the review process of the permit application.

Counsel gave the Board an overview of the new provisions within the consolidation Land Use Ordinance.

Conversation ensued between attorneys, Board members asked a few questions, rebuttals were given by each attorney.

MOTION Bruce Hancock moved that the Board apply the old ordinance when determining validity of this appeal, second by Kappy Sprenger **MOTION CARRIES 4/0**

MOTION Bruce Hancock moved to remand this building permit application back to the CEO, second by Kevin Raday **MOTION FAILS 2/2**

MOTION John Schuettinger moved to vacate the permit, second by Kappy Sprenger **MOTION FAILS 2/2**

Counsel, Kristin Collins, representing Harry Ricker, gave the Board a proposed solution that would assist all parties involved.

MOTION Kevin Raday moved to remand most of the building permit back to the CEO with the provision that the board is vacating the portion that pertains to the easement, second by Bruce Hancock **MOTION CARRIES 4/0**

The Board consensus was to have town counsel, Ben Plante, draft the Findings of Fact & Conclusions of Law for the Boards review.

Item #7 Old Business:

- **None**

Item #8 Adjourn

Chairman Schuettinger declared the meeting adjourned at 7:37 pm.