

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

**December 29, 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	<b>X</b>	Erin O'Connor, Admin Asst., Staff	<b>X</b>
Greg Watkins		Linda LaCroix, Dir. Of Comm Development	
Dee Miller			
Dan Harden			
Cathy DiPietro-Alternate	<b>X</b>		
Rolf Madsen- Alternate			

**Call to Order**

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on December 29, 2021.

**The Pledge of Allegiance**

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

**Approval of Minutes**

- **December 7, 2021**

**MOTION** Ken Gibbs moved to approve the minutes of December 7, with the corrections noted, second by Cathy DiPietro **MOTION CARRIES 3/0**

**Item #4 Old Business**

**None**

**Item #5 New Business**

- 5A. Nautilus US Power Holdco, LLC/ Courtney Matsuishi**  
**38 Chadbourne Hill Road**  
**Map 19 Lot 23-A-1**  
- **Site Plan Amendment**

Chair Brusini advised the Board of what they're role and jurisdiction is tonight for this amendment. The Amendment is to move a utility easement, and the review criteria will be the Site Plan and Land Use Ordinance. The Board does not have any jurisdiction to change any part of any prior approval.

*Noted for the record-* Chair Brusini explained to the Board of her missed call from Mr. Saliba, at which Chair Brusini- requested to staff to reach out to Mr. Saliba. Chair Brusini explained that she had no bias when judging this application. Also noted, Ben Plante, town counsel was present for this meeting.

Conversation ensued between the board regarding proper and substantive abutter notices.

**MOTION** Ken Gibbs moved that the application is complete, second by Cathy DiPietro **MOTION CARRIES 3/0**

**MOTION** Ken Gibbs moved to make a one-time exception to allow Felipe Cantura to attend the meeting remotely, second by Cathy DiPietro **MOTION CARRIES 3/0**

*Noted-* Attorney for the application explained that this engineer was in Germany and because of Covid did not feel comfortable traveling.

**MOTION** Cathy DiPietro moved to hold a public hearing, second by Deb Brusini **MOTION FAILS 0/3**

The Board consensus was to not hold a site walk.

Kristin Collins, Local counsel gave a brief overview of the reason for the amendment.

Courtney Matsuishi, general counsel for the applicant gave a brief overview and background of the company.

Bob Cleaves, co-founder of Dirigo Solar (original developer) for the project gave an overview of the original easement location and how and why the new utility easement location came about as well as some background on the property. Chair Brusini gave a quick clarification on the appeal on this application and how it came in front the Board tonight.

Courtney Matsuishi gave an overview of the three-phase power along with the plan, Kristin Collins discussed relevancy to the review standards. The Board asked a few clarifying questions. Engineer, Felipe Cantura and Counsel Kristin Collins touched on a few concerns raised by abutter Tom Saliba.

David Goldman, counsel for Abutter Tom Saliba, touched on a few legal issues brought up regarding proper abutter notices and a few other concerns. Tom Saliba gave his rebuttal to Mr. Cleaves testimony. Tom Saliba also touched on safety and parking.

Town Counsel gave the Board advise on proper abutter notice and explained that he was agreeable to the explanation given by Chair Brusini. Kristin Collins explained the cause of the error of map and lot on the notices. Kristin also offered to send letters by certified mail to all abutters. Kristin gave her rebuttal on the concerns brought up by Tom Saliba and counsel.

Harry Ricker, abutter and owner of Ricker Hill Orchards gave an overview of the history of the property and easement.

The Board had a few questions, all were answered by the applicant, counsel and engineer.

#### Land Use Review: Easement (OVN) Solar Farm (RN)

Allowed uses: Met, it is an essential service which is allowed

**MOTION** Deb Brusini moved that the project is an allowed use in the Outer village neighborhood as an essential service, second by Cathy DiPietro **MOTION CARRIES 3/0**  
Dimensional Standards do not apply for utility easements.

#### Site Plan Review:

Item B: applicant has represented that there is no impact

Item C-F: N/A

Item G: applicant has represented that there is no excavation or movement in soil. No change in slope of the land. Individual holes will be drilled, no trenches

Item H: Met, conditioned that if impervious services including gravel are used, they need to be within the setback requirements

Item I: Met, CMP signed an interconnection agreement

Item J-L: N/A

Item M: Covered by the original application, 60ft right of way

Item N: N/A except fire, Confirmation with the Fire Chief

Item O: N/A,

Item P: N/A, served by the Harrison water district, no impact on wells

Item Q-T: N/A

Item U: **MOTION** Ken Gibbs moved that if the two poles are not required for transmission by the CMP company, that those lines be put underground also the applicant provides written confirmation whether the CMP poles may not be run undergrounds, second by Cathy DiPietro **MOTION CARRIES 3/0**

Item V: Met, no transformers that would admit any significant noise

Item W: N/A

Item X: Met by the original application

Item Y-Z: N/A

**MOTION** Ken Gibbs moved to tentatively approve the application for Nautilus Solar as presented with the two conditions mentioned above but withhold final judgment pending review of the findings of fact and conclusions of law, second by Cathy DiPietro **MOTION CARRIES 3/0**

Kristin Collins requested a notice of decision letter prior to the Findings of Fact, The Board and town counsel were agreeable to this request.

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

**None**

#### **Item #7 Other**

#### **Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn at 7:45pm, second by Cathy DiPietro **MOTION CARRIES 3/0**