

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			
Cathy DiPietro-Alternate	X		
Rolf Madsen- Alternate			

Call to Order

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on January 4, 2022.

The Pledge of Allegiance

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

Approval of Minutes

Item #7 Other

Conversation ensued between the Board regarding remote policy and attendance with the virus heightening again. The Board consensus was that more solidified information and procedure was needed to make any further decisions.

Item #4 Old Business

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

Owner Justin McIver gave a brief overview of the project, Engineer, Craig Burgess gave further detail on the proposed project. The Board asked questions, all were answered by the engineer.

A few concerns were brought up regarding notice of abutters as well as wetland delineation, Chair Brusini expressed that staff investigate the issue of abutter notice and that the applicant get a wetland delineation to make sure there are no conflicts between the towns shoreland zoning map and the scientist delineation.

Chair Brusini left the public hearing open, for the applicant to supply the Board with further evidence.

- 4B. Aspen Drive /R&R Investments Subdivision Amendment**
- Map 12 Lot 58-8**
- 34 Aspen Drive**
- Findings of Fact & Conclusions of Law**

The Board reviewed the Findings of Fact drafted by the town attorney, Chair Brusini suggested one change.

MOTION Ken Gibbs moved to accept the Findings of Fact & Conclusions of Law for 34 Aspen Drive with the addition of section VI-6(B) add the wording “the amended subdivision if served by individual wells” , second by Greg Watkins **MOTION CARRIES 3/0**

Noted- Objection from Dee Miller

- 4C. Great Northern Docks/ Dustin Roma**
- Roosevelt Trail**
- Map 6 Lots 28 &30**
- ***Commercial gravel parking site***

Dustin Roma, Engineer for the project gave a brief overview of the proposed project. The Board consensus was that the application is substantially complete. A letter of financial capacity was requested.

The Board asked a few questions, all were answered by the engineer. The Board requested evidence showing the site is not within the limited residential district, financial capacity letter, a drawn-up plan with the landscaping revegetation plan, and the follow up on the vernal pool for the next meeting. The Board also decided to table the application to allow the applicant time to submit these items.

Item #5 New Business

Noted for the record- Both Items 5A & 5B were withdrawn prior to the meeting.

- 5C. Patterson Companies, LLC/Kaleb Bourassa**
- Portland Road**
- Map 10 Lot 3-3**
- ***Napa Auto Parts Store preapplication***

Kaleb Bourassa, Engineer for the applicant gave a brief overview for the proposed project. The Board gave non-binding advise for the preliminary plan to follow. The Board consensus was that the wetland delineation by Bill O’Connor brought by the applicant was sufficient to differentiate the wetlands on the lot.

MOTION Deb Brusini moved that the submission by long view partners about the shoreland zone is adequate for purposes of where it actually is, second by Greg Watkins **MOTION CARRIES 4/1**

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

- 6A. Carlotta Girouard/Highland Lake Resort**
- 115 North High St**
- Map 47 Lot 20**
- ***Parking lot expansion***

Brenda Day, CEO gave the Board an overview of the application. A few clarifying questions were asked by the Board, all were answered by the CEO.

Other: The Board discussed the shoreland zoning map with detail to the limited residential district and consensus was that a workshop was necessary. Brenda Day, CEO, explained that she would be gathering more information from DEP prior to the workshop.

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn at 8:20pm, second by Dee Miller **MOTION CARREIS 5/0**