

<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	<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			

**Call to Order**

Deb Brusini, Chair, calls the meeting to order at 5:00 pm on February 1, 2022.

**The Pledge of Allegiance**

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

**Approval of Minutes**

**None**

**Item #4 Old Business**

- 4A. Nautilus US Power Holdco, LLC**
- 38 Chadbourne Hill road**
- Map 19 Lot 23A-1**
- ***Findings of Fact & Conclusions of Law***

Conversation ensued between the Board regarding inaccurate documents submitted by Nautilus. The Board did not feel that the findings of fact were a proper depiction of what was discussed. Another concern was the agreement to put power lines underground, further review was needed to determine the outcome.

**MOTION** Greg Watkins moved to table the Findings of Fact until the next regular meeting of March, Second by Ken Gibbs **MOTION CARRIES 5/0**

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

Engineer, Craig Burgess gave a brief overview of the updated documents submitted for this meeting.

The Board asked a few clarification questions, all were answered by the engineer. The Board consensus was to deliberate at the next regular meeting in March. Chair Brusini gave the engineer a list of follow up information to submit for the next meeting, the engineer was agreeable.

**Item #5 New Business**

**5A. MEH Efficiency Way/ Craig Burgess**  
**Efficiency Way**  
**Map 10 Lot 3-3**  
- ***Preliminary Subdivision Amendment***

Engineer, Craig Burgess gave a brief overview of the proposed amendment, the board had a few questions and concerns, all were answered by the engineer.

**5B. Nouria Bridgton Energy, LLC/ Norm Chamberlain**  
**443 Portland Road**  
**Map 5 Lot 85-1**  
- ***Convenience Store Redevelopment Preapplication***

Engineer, Norm Chamberlain gave a brief overview of the proposed project. Landscaping plan and buffer were discussed in great detail. The board gave non-binding advice for the applicant.

**5C. Maine Only/Tate Hrinchuk & Stephen Pleau**  
**320 Portland Road**  
**Map 10 Lot 5**  
- ***Marijuana Adult Use Retail Store***

Stephen Pleau, owner of Maine Only and Shane ward, operations manager, gave an overview of the project. Number three in the marijuana establishment standards regarding 300 ft was a concern with the Board.

**MOTION** Dee Miller Moved that the board seek non-binding legal advice on the interpretation on item number three, second by Greg Watkins **MOTION CARRIES 5/0**

Question to present to legal counsel: If two marijuana establishments are located on the same lot in different structures does the 300ft rule apply as outlined in section V-9C3 of the Bridgton Land Use Code and if so, how does the answer change if the establishments are under the same owners or different owners?

The Board consensus was to hold a special meeting on Tuesday, February 15, 2022, at 5pm.

**5D. Maine Only/ Tate Hrinchuk & Stephen Pleau**  
**316 Portland Road**  
**Map 10 Lot 5**  
- ***Medical Marijuana Retail Expansion***  
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The Board and applicant were agreeable to take this item up at the special meeting due to being the same applicant/owner.

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

**Item #7 Other**

**7A. Gammon Road Subdivision/ James Seymour  
Old Gammon Road  
Map 18 Lot 3**

- *Preliminary Findings of Fact & Conclusions of law*

**MOTION** Dan Harden moved to approve the Findings of Fact and conclusions of law, second by Greg Watkins **MOTION CARRIES 5/0**

**7B. Pleasant Mountain Outlook Subdivision/ Geoff Homer  
Tuckerman's De Soleil Road  
Map 12 Lot 1**

- *Preliminary Findings of Fact & Conclusions of Law*

Chair Brusini appointed Cathy DiPietro as a voting member for this agenda item.

**MOTION** Dan Harden moved to approve the Findings of Fact and conclusions of law, second by Greg Watkins **MOTION CARRIES 5/0**

**Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn at 8:06pm, second by Dan Harden **MOTION CARRIES 5/0**