

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

**February 15, 2022**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair		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**

Ken Gibbs, Vice Chair, calls the meeting to order at 5:00 pm on February 15, 2022.

**The Pledge of Allegiance**

Vice Chair Gibbs appointed alternate, Cathy DiPietro as a voting member.

**Approval of Minutes**

**January 18, 2022**

**February 1, 2022**

**MOTION** Greg Watkins moved to approve both set of minutes, with a few minor changes, second by Dan Harden **MOTION CARRIES 5/0**

**Item #4 Old Business**

**4A. Maine Only/ Tate Hrinchuk & Stephen Pleau**  
**320 Portland Road**  
**Map 10 Lot 5**  
**- *Marijuana Adult Use Retail Store***

Owner Stephen Pleau, and office manager Shane Ward gave a brief overview of the proposed project.

A few questions were brought up by the Board, the consensus was that this application should be reviewed as a revision to a prior approval.

The Board consensus is that the application was complete and the submitted legal opinion was satisfactory.

The Board asked a few questions regarding lighting, ADA compliance, signage, and traffic delineation. Legal address was also discussed, CEO, Brenda Day explained the process of E-911 addressing. The applicant answered all questions in great detail.

**Land Use Review IC:**

This is a non-conforming structure no standards in the LUO apply with the exception of parking.

Item parking: **MOTION** Greg Watkins moved that a condition is made that the easterly entrance be delineated as entrance only, second by Dan Harden **MOTION CARRIES 5/0**

Shoreland Zoning Review:

The Board consensus was that this would have no greater impact on the environment and meets the SZO criteria

Site Plan Review:

Item A: Met

Item B: **MOTION** Dee Miller moved to set a condition for approval that the applicant provide a suitable amount of landscaping along the sign and front of the building, second by Greg Watkins **MOTION CARRIES 5/0**

Item C-I: Met

Item J: **MOTION** Dee Miller moved to set a condition that the existing, non-conforming electronic pole sign may be used within the same dimension and type and they may also affix a directional sign to the front of their building to conform with state regulations, second by Cathy DiPietro **MOTION CARRIES 3/2**

Item K: Met

Item L: **MOTION** Greg Watkins moved to set a condition to require down facing light on the building, second by Dan Harden **MOTION CARRIES 5/0**

Item M-Q: Met

Item S: N/A

Item T-Z: Met

Marijuana Establishment Review:

Item 1-5: Met

Item- 6: **MOTION** Dee Miller moved to set a condition that the police chief sign off on the impact statement that he has met with the applicant, second by Dan Harden **MOTION CARRIES 5/0**

Item 7-12: met

Conditions: Listed above

**MOTION** Dan Harden moved to tentatively approve the project as presented and submitted with the conditions stated above but withhold final judgment pending the review of the findings of fact and conclusions of law, second by Greg Watkins **MOTION CARRIES 5/0**

**4B. Maine Only/ Tate Hrinchuk & Stephen Pleau**  
**316 Portland Road**  
**Map 10 Lot 5**  
**- Medical Marijuana Retail Expansion**

*Noted-* The Board took a five-minute break

Owner Stephen Pleau, and office manager Shane Ward gave a brief overview of the proposed project.

The Board consensus is that the application is substantially complete. The Applicant gave a brief overview of the proposed amendment.

Land Use Review IC:  
All standards are met

Shoreland Zone Review:

The Board consensus was that the change of use does not have any significant impact on environment

Site Plan Review:

**MOTION** Dee Miller moved that the review standards for site plan have been met. No second, therefore the motion dies.

Item A-I: Met

Item J: **MOTION** Dee Miller moved that the suite 3 sign advertising Maine only will be removed and replaced with some type of artwork approved by the CEO that does not advertise and that the sign above suite 4 can stay as Maine only sign, second by Cathy DiPietro **MOTION WITHDRAWN**

**MOTION** Dan Harden moved that the sign above suite #3 will be removed and replaced with some type of artwork approved by the CEO that does not depict any advertising and the sign above suite #4 can be used for Maine only, second by Cathy DiPietro **MOTION CARRIES 5/0**

**MOTION** Dan Harden moved that Maine Only is not allowed to have signage on the ladder sign, second by Dee Miller **MOTION CARRIES 5/0**

*Noted-* The applicant represented he'd like to publicly withdraw the request for backlit illumination on the sign

Item K-Z: **MOTION** Dan Harden moved that the remaining standards K through Z are met, second by Greg Watkins **MOTION CARRIES 5/0**

Medical Marijuana Review:

**MOTION** Dee Miller moved that because the business is now operating and nothing has changed all the standards have been met, second by Cathy DiPietro **MOTION CARRIES 5/0**

Conditions: listed above

**MOTION** Dan Harden moved to tentatively approve the project as presented and submitted with the conditions listed above but withhold final judgment pending review of the findings of fact and conclusions of law, Second by Greg Watkins **MOTION CARRIES 5/0**

**Item #5 New Business**

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

**Item #7 Other**

The Board briefly discussed upcoming meetings and workshops

**Item #8 Adjourn**

**MOTION** Dee Miller moved to adjourn at 8:20pm, second Greg Watkins **MOTION CARRIES 5/0**