

Bridgton Planning Board Meeting Minutes
In Person Meeting

March 1, 2022
5:00 pm

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		
Dee Miller	X		
Dan Harden	X		
Cathy DiPietro-Alternate	X		
Rolf Madsen- Alternate			

Call to Order

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

The Pledge of Allegiance

Approval of Minutes

None

Item #4 Old Business

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

MOTION Dee Miller moved to reconsider her condition, second by Cathy DiPietro **MOTION CARRIES 3/2**

Dee Miller gave a brief overview of her decision and her reasoning behind reconsideration, conversation ensued between the board regarding the decision regarding the sign for Maine Only. The board felt that they should have approved the ladder sign and not the roof sign.

Brenda Day, CEO, gave an overview of enforcement as far as the signs on the property.

MOTION Greg Watkins moved to reconsider the motion regarding the sign on the roof, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION Greg Watkins moved that Suite 3 sign 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 Ken Gibbs **MOTION FAILS 0/5**

MOTION Greg Watkins moved to reconsider the motion about the ladder sign, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION Dee Miller moved that Maine Only may not be allowed to have a post on the ladder sign, second by Dan Harden **MOTION FAILS 1/4**

MOTION Greg Watkins moved to reopen the evidentiary period specific on signage, second by Dan Harden **MOTION CARRIES 5/0**

4A. Nautilus US Power Holdco, LLC

38 Chadbourne Hill road

Map 19 Lot 23A-1

- ***Findings of Fact & Conclusions of Law***

MOTION Deb Brusini moved to approve the findings of fact and conclusions of law, second by Ken Gibbs

MOTION FAILS 0/3

MOTION Deb Brusini moved that the applicant must resubmit evidence or different evidence showing that they **MUST** run the lines overhead, second by Ken Gibbs **MOTION FAILS 1/2**

MOTION Greg Watkins moved to table this item until Thursday's meeting, second by Deb Brusini

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 clarifying questions.

Bill O'Connor, wetlands scientist gave an overview of the wetland areas on the project site. One side of the road is forested wetland, and the other side is shrub scrub wetland.

MOTION Greg Watkins moved to close the evidentiary period and move to deliberations, second by Dan Harden **MOTION CARRIES 5/0**

Chair Brusini formally closed the public hearing.

Subdivision Review:

Item A-D: Met

Item E: a condition is set that the applicant submit the DOT traffic plan prior to final plan

Item F: a condition is set that prior to the final plan submission the applicant must have agreement with the town regarding the holding tanks, and meet all state and local requirements

Item G-J: Met

Item K: Met, applicant has provided delineation that dissolves that

Item L-Q: Met

Item R: N/A

Item S: Met, verbal and written evidence of phosphorus calculations

Item T-U: N/A

Section VI-7 Additional review criteria

Item A: Met

Item B: A condition is made that the connecting road in is built first, per the recommendations of CEO and Fire Chief

Item C-E: Met

Item F: The portions in the LR are allowed uses

Item G-O: Met

Item P: A condition is made that the applicant is to work with Public Works to reach an agreement in lieu of providing sidewalks as part of the development

Item Q: Met

Item R: Met, a condition that the applicant install a Knox box on each building per the recommendation of the Fire Chief

Item S-U: Met

Section VI-9 Additional Review Criteria for Planned Unit Development

Items B-E: Met

Conditions:

1. Submission to DOT for traffic
2. Sewage disposal and use of a holding tank plan and agreement from the appropriate authority
3. Agreement between the town and the applicant concerning sidewalks/applicable fees
4. Long term maintenance plan
5. Knox box on each building
6. Connecting road must be built first
7. DEP approval gained prior to final subdivision
8. Road will remain a private road
9. Correction of lot size & density

MOTION Ken Gibbs moved to accept the preliminary subdivision plan with the conditions stated above, second by Greg Watkins **MOTION CARRIES 5/0**

Land Use Review:

The uses and structures on the lot are in compliance with the district and commercial subdivisions are in compliance in this district, dimensional standards do not apply.

MOTION Greg Watkins moved that this project meets all the standards for Land Use, second by Dan Harden **MOTION CARRIES 5/0**

Shoreland Zoning Review:

Part of the development is in the LR SZO, the applicant has proven there is no harm to the wetlands

MOTION Greg Watkins moved that the applicant has represented that the project meets all standards within the Shoreland zoning ordinance, second by Ken Gibbs **MOTION CARRIES 5/0**

MOTION Dee Miller moved to tentatively approve the project as presented and submitted with the above conditions but withhold final judgement pending the review of the findings of a fact and conclusions of law, second by Ken Gibbs **MOTION CARRIES 5/0**

4C. MEH Efficiency Way/ Craig Burgess

Efficiency Way

Map 10 Lot 3-3

- ***Preliminary Subdivision Amendment***

Craig Burgess gave a brief overview of the new evidence submitted, a clarifying question regarding locations and plans of wastewater plots for combined systems

Subdivision Review:

Item A-D: Met

Item E: A condition that the traffic report to DOT be submitted

Item F: A condition is made that the applicant submit a sewage disposal site plan

Item G-N: Met

Item O-P: N/A

Item Q: Met

Item R: N/A

Item S: Met

Item T-U: N/A

Section VI-7 Additional Review Criteria

Item A: Met

Item B-E: Met

Item F: Met, the shoreline buffer is being protected to the portions of the lots that are within the SZO.

Items G- I: Met

Items J: HOA covenants to be submitted with final plan

Item K-L: Met

Item M: Met, the road names applications need to be submitted with final plan

Item N: The roads will be private maintained by an HOA

Items O-U: Met

Section VI-9 Additional review criteria for Planned Unit Developments

Items A-E: Met, amendment to an existing subdivision

Land Use Review:

The Board consensus is the project is an allowed use in the district and meets all the Land Use Ordinance standards

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

4D. Patterson Companies, LLC/Kaleb Bourassa

Portland Road

Map 10 Lot 3-3

- ***Napa Auto Parts Store***

Engineer, Doug Reynolds from Gorrill Palmer gave a brief overview of the proposed project. The Board asked a few questions and had a few concerns. All were answered by applicant. The Board consensus is that further evidence is needed to enter into deliberations.

Further Evidence Required:

Full elevation plans- including front façade & fenestration

Additional information, depiction on signage

DOT entry permit

Any input back from DEP regarding stormwater
HHE-200

Item #5 New Business

5A. Green Topper Growers, Inc./ Caleb Chaplin
27 Sandy Creek Road
Map 9 Lot 76A
- *Medical Marijuana Multiple Caregiver Facility*

Attorney, Hillary Lister gave a brief overview of the proposed project and new submissions. The Board consensus was to take up discussion and deliberations on this application at Thursdays meeting.

5B. Rufus Porter Museum, INC./ Eric Weissman
121 Main St
Map 23 Lot 138
- *Barn Exhibit Building*

Eric Weissman gave a brief overview of the proposed project. The Board and applicant agreed to continue this application at Thursday's meeting as a pre-application meeting.

MOTION Greg Watkins moved that the application is incomplete, second by Dan Harden **MOTION CARRIES 5/0**

5C. NEK Assets, LLC/Sweet Dirt- Brian Nielsen
1 Beaver Creek Farm rd.
Map 6 Lot 5D
- *Adult Use Marijuana Retail/Preapplication sketch plan*

Liam Cullinane, representative for NEK assets gave a brief overview of the proposed project. The Board gave non-binding advice. The applicant was agreeable to all future submission requirements.

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

Item #7 Other

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn at 8:15pm, second by Dan Harden **MOTION CARRIES 5/0**