

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		Linda LaCroix, Dir. Of Comm Development	
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 3, 2022.

The Pledge of Allegiance

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

Approval of Minutes

MOTION Dan Harden Moved to approve the minutes of February 15, 2022, second by Ken **Gibbs**

MOTION CARRIES 5/0

Item #4 Old Business

- 4A. 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 project. The Board asked a few clarifying questions, all were answered by the applicant.

Land Use Review:

Meets all the requirements of the Land Use Ordinance review standards.

Site Plan Review:

Items A-Z: Met

Shoreland Zoning Review:

This is an allowed use within the shoreland zone, (parking lot)
 And will have no impact on any wetlands

MOTION Ken Gibbs moved to tentatively approve the project as presented and submitted but withhold final judgment pending the review of the findings of fact and conclusions of law, second by Dan Harden

MOTION CARRIES 5/0

- 4B. 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 proposed project as well as new evidence submitted since the last meeting.

Caleb Chaplin and Mike Mayberry, caregivers to the facility added on to a few specifics. The Board asked a few questions

Land Use Review:

Meets all the requirements of the Land Use Ordinance review standards.

Shoreland Zone:

This is a change of one non-conforming use to another non-conforming use

Site Plan:

Item A-F: Met

Item G-H: Met, nothing is changing

Item I: Met, no advertising

Item J: Met

Item K: Met, Dumpster will be fenced in and locked

Item L-P: Met

Item R: Met, Capped at 300 gallons per day

Item S-Z: Met

Marijuana Review Criteria:

Items 1-7: Met

Item 8: A condition is set that the CEO would be able to visit the facility during flowering stage to check on odor.

Item 9-12: Met

A condition is made that the applicants produce a log to assure separation in commonly used areas

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

4C. Rufus Porter Museum, INC./ Eric Wissman

121 Main St

Map 23 Lot 138

- ***Barn Exhibit Building Pre-Application***

Eric Wissman gave a brief overview of the proposed project. The Board gave the applicant non-binding advice.

4D. Nautilus US Power Holdco, LLC

38 Chadbourne Hill Road

Map 19 Lot 23-A-1

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

MOTION Deb Brusini moved to accept the Findings of Fact and Conclusions of Law, second by Cathy DiPietro **MOTION CARRIES 3/0**

The Board suggested that the chair reach out to CMP to get a more solid answer on overhead and underground power regulations.

Item #5 New Business

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

Item #7 Other

Dee Miller suggested the Board add ADUs to the evergreen list for workshops.

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn at 6:49pm, second by Dan Harden **MOTION CARRIES 5/0**