

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	X		
Cathy DiPietro-Alternate	X		
Rolf Madsen- Alternate	X		

Call to Order

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

The Pledge of Allegiance

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

Approval of Minutes

MOTION Ken Gibbs Moved to approve the minutes of March 1st & March 3rd with the changes stated, second by Greg Watkins **MOTION CARRIES 5/0**

Item #4 Old Business

- 4A. Great Northern Docks/ Dustin Roma**
Roosevelt Trail
Map 6 Lots 28 &30
 - *Findings of Fact & Conclusions of Law*

MOTION Dan Harden moved to approve the Findings of Fact & Conclusions of Law with the one change for Great Northern Docks, Second by Ken Gibbs **MOTION CARRIES 5/0**

- 4B. Green Topper Growers, Inc./ Caleb Chaplin**
27 Sandy Creek Road
Map 9 Lot 76A
 - *Medical Marijuana Multiple Caregiver Facility*

MOTION Dan Harden moved to approve the Findings of Fact and Conclusions of Law for Green Topper Growers, second by Ken Gibbs **MOTION CARRIES 5/0**

- 4C. Rufus Porter Museum, INC./ Eric Weissman**
121 Main St
Map 23 Lot 138
 - *Barn Exhibit Building Pre-Application*

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

- 4D. Efficiency Way/Craig Burgess/MEH**

Efficiency way
Map 10 lots 58-1 through 58-18
- *Notice of Decision*

MOTION Ken Gibbs moved to approve the Notice of Decision for Efficiency way, second by Greg Watkins
MOTION CARRIES 5/0

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

4D. Lakewood Commons/Craig Burgess/MEH
Portland Road
Map 10 lots 10 through 10-4, 8A, 58A
- *Notice of Decision*

MOTION Greg Watkins moved to approve the Notice of Decision for Efficiency way, second by Ken Gibbs
MOTION CARRIES 5/0

4E. Maine Only/Stephen Pleau
320 Portland Road
Map 10 Lot 5
- *Findings of Fact & Conclusions of Law for Adult Use Store*

Dan Harden withdrew his motion.

The applicant has officially withdrawn this application and will be submitting a formal letter to staff.

MOTION Rolf Madsen moved to accept the verbal withdrawal of the Maine Only application for an adult use marijuana store at 316 Portland Road, second by Ken Gibbs **MOTION CARRIES 5/0**

4F. Maine Only/Stephen Pleau
320 Portland Road
Map 10 lot 5
- *Medical Suite Sign reconsideration*

Chair Brusini explained that this item is solely a reconsideration on signage, and that is the only thing the Board reopened the evidentiary period to discuss.

CEO, Brenda Day, read the statement from legal to the Board regarding the signage. Conversation ensued between the Board regarding the interpretation of the Sign Ordinance and how it applies to this application.

MOTION Ken Gibbs moved to close the evidentiary period, second by Dan Harden **MOTION CARRIES 5/0**

MOTION Ken Gibbs moved that Maine Only be allowed one sign, meeting the Sign Ordinance on the ladder sign and one non-conforming sign on the roof, second by Dan Harden **MOTION CARRIES 5/0**

MOTION Greg Watkins moved that the Board authorize the Chari to draft a notice of decision to provide to the applicant as soon as possible, second by Dan Harden **MOTION CARRIES 5/0**

MOTION Greg Watkins moved that the Board take up the matter of interpretation of the sign ordinance out of order of tonight's agenda, second by Rolf Madsen **MOTION CARRIES 3/2**

Conversation ensued between the Board regarding the Sign Ordinance. Chair Brusini closed out that agenda item.

4G. Patterson Companies, LLC/Kaleb Bourassa
Portland Road
Map 10 Lot 3-3
- ***Napa Auto Parts Store***

Kaleb Bourassa gave a brief overview of the additional information submitted. The Board asked a few questions regarding façade, landscaping, and stormwater inspections.

MOTION Ken Gibbs moved that there be some shrubbery or cover at the base of the free-standing sign so that the base is not visible from 302, second by Dee Miler **MOTION CARRIES 3/2**

Site Plan Review:

Items A-I: Met

Item J: Met, **MOTION** Greg Watkins set a condition that the internal illumination of the sign be on some kind of control for ambient light to reduce brightness, second by Ken Gibbs **MOTION CARRIES 5/0**

Item K-Z: Met

Marijuana Establishments review:

Items 1-12: Met

MOTION Greg Watkins moved to require the approval of DEP prior to final approval, Second by Ken Gibbs **MOTION CARRIES 5/0**

Land Use Review:

All items within the dimensional and bulk district standards have been met.

Shoreland Zone Review:

All items within the Shoreland zoning ordinance have been met

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

Item #5 New Business

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

Brian Nielsen gave a brief overview of the proposed project. The Board asked a few clarifying questions regarding odor control, waste disposal and the site plan/layout.

Site Plan Review:

Items A-I: Met

Item J: Met with a condition that If any changes to existing free standing sign, the external illumination needs to be controlled for ambient lighting

Items K-Z: Met

Marijuana Establishments review:

Items 1-12: Met

Land Use Review:

All items within the dimensional and bulk district standards have been met.

MOTION Greg Watkins moved to tentatively approve the project as presented and submitted with the condition stated above, but withhold final judgement pending the review of the Findings of Fact and conclusions of law, second by Ken Gibbs **MOTION CARRIES 5/0**

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

MOTION Ken Gibbs moved to hold a Public Hearing for this application, second by Dee Miller **MOTION CARRIES 3/2**

MOTION Deb Brusini moved to hold a site walk for this application, second by Ken Gibbs **MOTION CARRIES 3/2**

The Board consensus was to hold a site visit at 5pm, Thursday April 14th. Also, the Board consensus was to hold the Public Hearing for this application at the next regular meeting of May 3rd.

Norm Chamberlain gave a brief overview of the proposed project.

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

6A. Sail Away Coffee Co./Mary Anne Cheney
152 Portland Road
Map 9 Lot 60A
- ***Drive up coffee cart***

CEO, Brenda Day, gave a brief overview of the application and answered all questions and concerns.

Item #7 Other

Chair Brusini reminded the Board of upcoming hearings and meetings.

Item #8 Adjourn

MOTION Dan Harden moved to adjourn at 8:03pm, second by Ken Gibbs **MOTION CARRIES 5/0**