**Bridgton Planning Board Meeting Minutes May 3,2022**

**In Person Meeting 5:00 pm**

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| --- | --- |
| **Board Members** | **Staff Member** |
| Deb Brusini, Chair | **X** | Brenda Day, Code Enforcement | **X** |
| Ken Gibbs-Vice Chair | **X** | Loralee Phillips, Admin Asst., Staff |   |
| Greg Watkins |   | 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 May 3, 2022.

**The Pledge of Allegiance**

Chair Brusini appointed alternate, Rolf Madsen as a voting member and Cathy DiPietro to participate, no vote.

**Approval of Minutes**

**MOTION** March 15, 2022, Moved by Dan Harden, Second by Ken Gibbs

**MOTION CARRIES 4/0, 1 abstention**

**MOTION** April 25, 2022, Moved by Ken Gibbs, Second by Dan Harden

**MOTION CARRIES 5/0**

**MOTION** April 18, 2022, Moved by Dan Harden, Second by Ken Gibbs

**MOTION CARRIES 4/0**

**Item #4 Old Business**

1. **Nouria Energy, LLC**

**443 Portland Rd**

**Map 5 Lot 85-1**

**Map 5 Lot 85-2**

Conversation ensued between the Board, Engineer Norm Chamberlain, and the public regarding traffic, scenic and noise impacts. The Board requested a marketing study, breakout of pump design, septic design, and landscaping plan be submitted for next Public Hearing on *June 7, 2022, at 5:00pm.*

1. **Patterson Companies, LLC/Kaleb Bourassa**

**Portland Rd**

**Map 10 Lot 3-3**

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

**MOTION** Dan Harden moved to approve the Findings of Fact & Conclusions of Law, second by Rolf Madsen, Dee stepped away **MOTION CARRIES 4/0**

**4C. NEK Assets, LLC/Sweet Dirt- Brian Nielsen**

**1 Beaver Creek Farm Rd**

**Map 6 Lot 5D**

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

**MOTION** Dan Harden moved to approve *Findings of Fact & Conclusions of Law*, Second by Ken Gibbs **MOTION CARRIES 4/0**

**Item #5 New Business**

1. **Camp Woodlands Subdivision**

**Kansas Rd**

**Map 6 Lot 40**

***Residential Subdivision***

**MOTION** Dan Harden moved to approve complete application, Second by Ken Gibbs **MOTION CARRIES 5/0**

**MOTION** Ken Gibbs moved to schedule a public hearing, Second by Rolf Madsen **MOTION CARRIES 5/0 MOTION** Rolf Madsen moved to schedule site visit, second by Dan Harden **MOTION CARRIES 5/0**

1. **Shawnee Peak Holding, LLC
Route 302 & Mountain Rd**

**Map 12 Lot 44**

Conversation ensued between the Board and George Sawyer regarding a pre-application for overflow parking lot. It was determined that DEP approval will be necessary. Rolf Madsen recused himself.

**Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn, second by Rolf Madsen **MOTION CARRIES 5/0**