**Bridgton Planning Board Meeting Minutes June 7,2022**

**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 | **X** |
| 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 June 7, 2022.

**The Pledge of Allegiance**

Chair Brusini appointed alternates, Rolf Madsen and Cathy DiPietro as voting members. **Approval of Minutes**

**MOTION** May 3, 2022 Moved by Dan Harden, Second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** May 21, 2022 Moved by Dan Harden, Second by Cathy DiPietro

**MOTION CARRIES 4/0 1 Abstention**

**MOTION** May 25, 2022 Moved by Dan Harden, Second by Cathy DiPietro

**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 size, as well as exterior design concerns of proposed gas station. The Board requested the following be presented at *July 5, 2022 Public Hearing*:

-Written summary regarding traffic counts

-Update of traffic study

-Rational on how to meet/modify setbacks

1. **Camp Woodlands Subdivision**

1

**Kansas Rd   
Map 6 Lot 40**

Mike Tadama-Wielandt addressed abutters concerns regarding density of potential housing and effects on current housing. Deb Brusini requested a recess. The Board requests that Mr. Tadama-Wielandt present a plan regarding police & fire access due to elimination of spur at O’Meara Ln. Public hearing to be continued *July 19, 2022*.

1. **Maine Only   
   316 Portland Rd   
   Map 10 Lot 5**

**MOTION** Dan Harden moved to approve Findings of Fact, second by Ken Gibbs **MOTION CARRIES 5/0**

1. **Long Lake Marina**

**255 Portland Rd**

**Map 9 Lot 71 & 72C**

**MOTION** Deb Brusini moved to schedule Public Hearing *July 5, 2022* second by Cathy DiPietro **MOTION CARRIES 3/2**

**MOTION** Ken Gibbs moved to schedule Site Walk *June 16, 2022* second by Rolf Madsen **MOTION CARRIES 4/1**

The Board requested missing materials including landscaping and storm water plan be submitted prior to next Public Hearing on *July 5, 2022*. The Board also requested that applicant submit existing conditions plan with contour lines showing woods, wetlands, and any other significant features as well as a financial capacity letter.

**Item #5 New Business**

1. **Burnham Woods**

**Burnham Rd**

**Map 3 Lot 62-4**

The Board requested a copy of the deed be submitted for the record.

**MOTION** Dee Miller moved to accept project as described pending review of Findings of Fact &

Conclusions of Law, second by Dan Harden

**MOTION CARRIES 5/0**

1. **Patten Realty**

**Sweden Rd**

**Map 17 Lot 15-3**

2

The Board requested a copy of the deed be submitted for the record.

**MOTION** Dee Miller moved to accept project as described pending review of Findings of Fact &

Conclusions of law, second by Ken Gibbs   
**MOTION CARRIES 5/0**

**Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn at 8:30pm, second by Dan Harden   
**MOTION CARRIES 5/0**