**Bridgton Planning Board Meeting Minutes July 5, 2022**

**In Person Meeting 5:00 pm**

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| --- | --- | --- | --- |
| **Board Members** | | **Staff Member** | |
| Deb Brusini, Chair | **X** | Brenda Day, Code Enforcement | **X** |
| Rolf Madsen, Vice Chair | **X** | Loralee Phillips, Admin Asst., Staff | **X** |
| Ken Gibbs | **X** | Linda LaCroix, Dir. Of Comm Development |  |
| Dee Miller | **X** |  | |
| Dan Harden | **X** |  | |
| Cathy DiPietro- Alternate | **X** |  | |
|  |  |  | |

**Call to Order**

Brenda Day, CEO, calls the meeting to order at 5:00 pm on July 5, 2022.

**The Pledge of Allegiance**

**Election of Officers**

**MOTION** Ken Gibbs moved to nominate Deb Brusini for Chair, second by Dan Harden **MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to nominate Ken Gibbs for vice chair

Ken declined nomination and moved to nominate Rolf Madsen for vice chair

**MOTION CARRIES 5/0**

**MOTION** Deb moved for staff to continue as secretary to Planning Board, second by Dan Harden

**MOTION CARRIES 5/0**

Chair, Deb Brusini appointed Cathy DiPietro as an alternate.   
**Approval of Minutes**

**MOTION** June 7, 2022 Moved by Dan Harden, Second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** June 16, 2022 Moved by Dan Harden, Second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** June 21, 2022 Moved by Ken Gibbs, Second by Dan Harden

**MOTION CARRIES 5/0**

**Item #5 Old Business**

**5A. Nouria Energy, LLC   
443 Portland Rd**

1

**Map 5 Lot 85-1   
Map 5 Lot 85-2**

Norm Chamberlain began presentation by addressing previous concerns of the Planning Board. Nouria has reduced size of plan from 10 pump/20 fueling stations to 8 pumps/16 fueling stations. The revised plan also includes changes to the store which are a redesigned canopy and building. The roof will now have a pitch, and with the elimination of 4 fueling stations, the canopy will be approximately 50 feet shorter than previously presented.

There has been a traffic movement permit submitted and a scoping meeting scheduled for July 13, 2022. The Board deliberated and placed the following conditions pending approval:

**CONDITION** Applicant will place “No Overnight Parking” and “No Long-Term Idling” signage in lot

**CONDITION** Applicant will receive MDOT and DEP approval prior to submitting building permit application

**CONDITION** Applicant will provide letter from financial institution proving financial capacity for project

**CONDITION** Applicant will ensure that driveway lanes are clearly marked, including “Driveway Only”, “No Parking”, and/or “Do Not Block”

**CONDITION** Applicant will submit for building and sign permits once approved

**MOTION** Rolf Madsen moved to close the Public Hearing, second by Dan Harden **MOTION CARRIES 5/0**

**MOTION** Dan moved to tentatively approve the project as presented (applicant will submit to the list of conditions), but withhold final judgement pending review of the Findings of Fact and Conclusions of Law, second by Ken

**MOTION CARRIES 4/1**

**5B. Long Lake Marina   
255 Portland Rd**

**Map 9 Lot 71 & 72C**

Dustin Roma, engineer, presented recap of plans for proposed boat workshop building. He stated that since site walk, DOT has approved design of new sidewalk at road level.

The Board questioned landscaping plan for project. Dustin Roma presented a plan which will include additional grass and shrubs, as well as a flag pole, which will prohibit boats from being parked on grassed areas.

The Board deliberated and placed the following conditions pending approval:

**CONDITION** Applicant will place a rock barrier which will prohibit boats and other vehicles from parking on grass

2

**MOTION** Rolf Madsen moved to allow fenestration waiver, second by Dan Harden **MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to tentatively approve the project as presented (applicant will submit to the list of conditions), but withhold final judgement pending review of the Findings of Fact and Conclusions of Law, second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** Rolf Madsen moved to close the Public Hearing, second by Ken Gibbs **MOTION CARRIES 5/0**

1. **Burnham Woods**

**Burnham Rd**

**Map 3 Lot 71 & 72C**

**MOTION Ken Gibbs moved to approve Findings of Fact and Conclusions of Law, second by Rolf**

**Madsen**

**MOTION CARRIES 5/0**

1. **Patten Realty Corp of Maine**

**Sweden Rd**

**Map 17 Lot 15-3**

**MOTION** Rolf Madsen moved to approve Findings of Fact and Conclusions of Law, second by Dan

Harden

**MOTION CARRIES 5/0**

1. **Gammon Rd Subdivision**

**Old Gammon Rd**

**Map 18 Lot 3**

**MOTION** Dan Harden moved to grant extension request with follow up as to why the extension is

needed, second by Rolf Madsen

**MOTION CARRIES 5/0**

Chair, Deb Brusini, appointed Cathy DiPietro as voting member for remainder of meeting in lieu of Ken Gibbs’ early departure

1. **Lakewood Commons Phase II Subdivision**

**Portland Rd**

**Map 10 Lot 10-1, 10-2, 10-3, 10-4. 8A, 58A**

Engineer, Craig Burgess, spoke on behalf of applicant, Main Eco Homes, Justin McIver, regarding progress since last presentation. There is an ongoing traffic study which must be submitted to MDOT once completed.

3

Plans have changed regarding sewer plan and holding tanks are no longer part of this project. Applicant is awaiting formal approval from Augusta, which will take approximately an additional week.

It was discussed by the Board that this project cannot be approved prior to DEP approval.

**MOTION** Deb Brusini, Chair moved to hold Public Hearing on July 19, 2022, second by Cathy

DiPietro

**MOTION CARRIES 3/2**

The Board requests clarification on traffic plan prior to Public Hearing, July 19, 2022. Craig Burgess, engineer, stated that entry points on Route 302 may need to be slightly modified. The applicant will submit details on plan at Public Hearing.

**Item #5 New Business**

**6A. R Rolfe Corporation   
North High St**

**Map 11 Lot 1A, 3, 4, 5   
Gravel Pit**

**MOTION** Dee Miller moved to hold a public hearing July 19, 2022, second by Cathy DiPietro **MOTION CARRIES 4/1**

The Board requested Tax Map 11 be added into the application, as well as photographs of the prospective gravel pits. Also requested was information regarding noise impacts on abutting properties.

**Item #8 Adjourn**

**MOTION** Dee Miller moved to adjourn at 8:25pm, second by Rolf Madsen   
**MOTION CARRIES 5/0**

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