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| **Bridgton Planning Board Meeting Minutes** | **August 2, 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** | Tori Hill, Dir. Of Comm Development |  |
| Dee Miller |  |  | |
| Dan Harden | **X** |  | |
| Cathy DiPietro- Alternate | **X** |  | |
|  |  |  | |

**Item #1 Call to Order**

Deb Brusini, Chair, calls meeting to order at 5:00pm.

**Item #2 The Pledge of Allegiance**

Dee Miller is absent. Chair, Deb Brusini appointed Cathy DiPietro as a voting member.

**Item #3 Approval of Minutes**

**MOTION** July 19, 2022 Dan moved to approve with the change of condition regarding pending DEP approval, Second by Rolf Madsen

**MOTION CARRIES 5/0**

**Item #4 Public Comment**

**Item #5 Old Business**

**5A. Nouria Energy**

**443 Portland Rd**

**Map 5 Lot 85-1**

**Findings of Fact & Conclusions of Law**

**MOTION** Dan Harden moved to approve Findings of Fact & Conclusions of Law with the caveat that if the Chair finds any formatting or spelling errors, they may be corrected and signed off on, second by Ken Gibbs

**MOTION CARRIES 5/0**

**5B. Long Lake Marina**

**255 Portland Rd**

**Map 9 Lot 71 &72C**

**Findings of Fact & Conclusions of Law**

**MOTION** Ken Gibbs moved to approve Findings of Fact & Conclusions of Law with the caveat that if the Chair finds any formatting or spelling errors, they may be corrected and signed off on, second by Dan Harden

**MOTION CARRIES 5/0**

**5C. Camp Woodlands**

**11 Camp Woodlands Rd**

**Map 6 Lot 40**

**Notice of Decision**

**MOTION** Rolf Madsen moved to approve the Notice of Decision, second by Dan Harden

**MOTION CARRIES 5/0**

**MOTION** Rolf Madsen moved to allow Chair, Deb Brusini, to change order of agenda due to timing, second by Ken Gibbs

**MOTION CARRIES 5/0**

***6C. Coordinated Civil Management was discussed at this time (see Page 3)***

**5D. Shawnee Peak Holdings**

**Route 302 & Mountain Rd**

**Map 12 Lot 44**

*Rolf Madsen recused himself.*

George Sawyer of Sawyer Engineering presented revised information on proposed parking lot for Shawnee Peak. The number of parking spaces has been downsized from original plan and a capture area has been added for runoff 2/3 of the way into parking lot to avoid stormwater flowing the full length of the lot and washing out gravel surface. 8 handicapped spaces will be provided and paved, and the remainder will be gravel (259 parking spaces total). Solar powered lights were previously discussed, but due to pricing and battery pack concerns, solar will not be an option. The lights will be on a timer and will be turned off by 10:30pm (at the latest). No decision has been made about gates at the entrance. Signage will be 75 feet off Route 302 and 25 feet off Mountain Rd.

The Board requested additional landscaping on tree line around corner of the lot.

The Board discussed minimum setback lines- front versus public lot lines (Mountain Rd side lot, 302 frontage).

Dan Harden questioned height of lights, which the applicant answered will be 16 feet. He also asked if snowmobile trail access will be altered as it is a connecting trail of ITS. The applicant stated that they have no plans of making any changes in their plans for this connecting trail and the snowmobilers will need to go around.

It was stated by George Sawyer that a stormwater plan will be submitted to DEP this week. The total area is 2.41 acres of impervious surface.

No additional traffic is anticipated as the users of this parking lot are already customers of Shawnee Peak. Applicant stated that the purpose of the parking lot is to get parked cars off the road and into a lot to provide a safer place to park and cleaner management of traffic flow.

Applicant will acquire DEP permits and submit to board.

The Board decided that they will seek legal council to gain clarification on setbacks/lot front.

**Item #6 New Business**

**6A. Brag Way**

**Route 302 & Brag Way**

**Map 5 Lot 85-3**

**Pre-Application**

Craig Burgess of Sebago Technics presented on behalf of Main Eco Homes. Main Eco Homes plans to make this project blend in with surrounding areas, such as existing ball field. Defined uses are unknown at this time, but they will be recreational with potential for a dance studio, space for gymnastics, daycare, indoor track, pickle ball, and a community pool.

The Board requested that the applicant return when they have a defined plan as to what the uses will be for the proposed project.

**6B. Mountain Rd Condos**

**Mountain Rd**

**Map 12 Lot 18A**

**Pre-Application**

*Dan Harden recused himself.*

Craig Burgess of Sebago Technics presented project which will include 9 duplex units. There is a total of 9.89 acres in the Mixed-Use Corridor. Subsurface disposal systems will be installed.

The project will include 18 units/9 duplexes, each with 3 bedrooms and 2 ½ baths. There will parking for 2 vehicles underneath, and 2 spaces in front of each unit. The building footprints are 36x56 with slab foundations. Instead of a fire pond, sprinkler systems will be installed.

The Board asked applicant if 2 access points were necessary. Chief Glen Garland commented on safety concerns regarding entrances. He stated that he will always advocate for 2 points for easier access and exit for emergency vehicles.

Also discussed was the placement of the entrance in comparison with road across the street. The Public Works director had mentioned on Impact Statement that he would like to see the entrances staggered. The Board requested clarification from Public Works Director on exactly what he meant by this.

Applicant states that there will be a full landscaping and buffer plan submitted in full application.

**6C. Coordinated Civil Management**

**21 Hio Ridge Rd**

**Map 13 Lot 44**

**Pre-Application**

The Board and applicant discussed setbacks in the Mixed-Use Corridor. Applicant stated how he would like to use the property and asked for the Boards input. Applicant said he would like to put a small office and questioned which setbacks he would need to meet as part of the property is on Hio Ridge, and another section is on Route 302.

The Board stated that there will need to be a buffer with landscaping. Applicant stated that he has a Permit by Rule from DEP.

Chair, Deb Brusini, advised applicant to submit a full application so he is in compliance with standards.

**6D. Highland Pines Subdivision**

**Highland Pines Rd**

**Map 17 Lot 2-7**

**Lot Split**

The Board questioned if the application was complete due to deeded convenance that was not previously presented to the Board.

It was decided that the Board will research convenance, previous Planning Board approval, including Findings of Fact & Conclusions of Law, and any significant attachments that go along with the full subdivision approval.

**Item #7 Other**

The Board discussed possible ordinance changes due to conflicting codes in the Land Use Ordinance that were found during discussion of a corner lot. Legal will be consulted to address any changes the Board wishes to make at a later date.

**Item #8 Adjourn**

**MOTION** Dan Hardenmoved to adjourn, second by Rolf Madsen

**MOTION CARRIES 5/0**