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| **Bridgton Planning Board Meeting Minutes** | **November 1, 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 | **X** |  |
| Dan Harden  | **X** |  |
| Cathy DiPietro- Alternate | **X** |  |
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**Item #1 Call to Order**

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

**Item #2 The Pledge of Allegiance**

All 5 regular members are present, so an alternate was not appointed. Alternate, Cathy DiPietro can participate in all proceedings of the board apart from voting.

**Item #3 Approval of Minutes**

*October 4, 2022*  **MOTION** Ken Gibbsmoved to approve minutes, second by Cathy DiPietro

**MOTION CARRIES 5/0**

*October 18, 2022* **MOTION** Dan Hardenmoved to approve minutes, second by Ken Gibbs

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

**Item #4 Public Comment**

**Item #5 Old Business**

 **5A. Skymount II Amendment (Former Highland Pines)**

 **Highland Pines Rd**

 **Map 17 Lot 2-7**

The Board discussed if Plan A or Plan B would be a better option to meet ordinance requirements. Mr. Giasson spoke to Plan B, stating that this plan maintains more of a buffer.

**MOTION** Chair Brusini moved to adopt Plan A, second by Dee Miller

**MOTION CARRIES 3/2**

**MOTION** Dan Harden moved to approve phosphorus plan, second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to tentatively approve subdivision amendment as presented withholding final judgement until approval of Findings of Fact & Conclusions of Law, Second by Dee Miller

**MOTION CARRIES 5/0**

 **5B. Sole\*Ful Health Club**

 **Sustainable Way**

 **Map 10 Lot 8, 58B**

**MOTION** Ken Gibbsmoved to approve Findings of Fact & Conclusions of Law, second by Dan Harden

**MOTION CARRIES 5/0**

 **5C. Higher Solutions**

 **721 Portland Rd**

 **Map 6 Lot 27A**

Chair Brusini spoke briefly regarding status of application.

Ken Gibbs spoke regarding the attorneys’ letter which stated that the Board does not have the authority to waive the setback requirements.

Rolf Madsen spoke to applicant, Destin Pinkham, to ensure he understood that based on the Town of Bridgton’s legal opinion, the application will need to go to the Appeals Board to seek a variance. Mr. Pinkham stated that he understood.

Rolf Madsen stated that legal counsel stated that the application should be tabled at this point with the Planning Board. The Board of Appeals will need to see the application and approve a variance and at that point, the application would come back to the Planning Board.

Destin Pinkham asked the Board if there were any “red flags” in his application. The Board agreed that there were no red flags to speak of, aside from the setback requirements.

**MOTION** Ken Gibbs moved to table application, second by Dan Harden

**MOTION CARRIES 5/0**

**5D. Shawnee Peak Holdings**

 **Route 302 & Mountain Rd**

 **Map 12 Lot 44**

Rolf Madsen recused himself. Chair Brusini appointed Cathy DiPietro as a voting member.

Jim Seymour of Sebago Technics gave a brief overview of the proposed parking lot. He stated that the proposed parking lot will contain 259 spaces including 8 handicapped spaces. He expects DEP to have a full review shortly.

Chair Brusini asked the Board if it had a preference as to whether the gate to restrict access should be a chain or a gate. The Board agreed that a chain would be a better option.

Chair Brusini also spoke to an abutter comment regarding lighting. Mr. Seymour stated that the lights will be LED and adjustable in intensity. Lighting will be turned off 1 hour after ski resort closes or 1 hour after any event.

Dee Miller asked about signage to direct traffic. The paved surface will be for shuttled traffic. Ken Gibbs asked about overnight parking. Jim Seymour stated that appropriate signage will be placed to avoid this.

Chair Brusini thanked applicant to incorporating more landscaping into the plan. She asked that on the Alpine Road side of property, evergreens could be swapped with pin oaks or something to provide more of a buffer. Applicant was receptive of this request and stated that would be accommodated.

George Sawyer of Sebago Technics stated that plug-in’s may be added to avoid idling. He stated that the logistics have not come to fruition yet, but this will be presented in the future. The Board decided that a condition will be that a sign will be placed to minimize idling.

The Board began deliberations and set the following conditions:

* Pin Oaks on southeast corner will be replaced with Evergreen trees
* Signs for “no overnight parking” and “no long-term idling” will be placed on property
* Lights will be powered down to the ambient level for security purposes 1 hour after mountain closes/event closes

**MOTION** Ken Gibbs moved to tentatively approve the project with the conditions so stated during review pending approval of the Findings of Fact & Conclusions of Law, second by Dan Harden

**MOTION CARRIES 5/0**

**5E. Mountain Rd Condos**

 **Mountain Rd**

 **Map 12 Lot 18A**

Dan Harden recused himself. Chair Brusini appointed Cathy DiPietro as a voting member.

The Board deemed the application complete.

**MOTION** Rolf Madsen moved to hold a public hearing, second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** Chair Brusini moved to hold Public Hearing on November 15, 2022 at 6:30pm for Mountain Rd Condos, second byKen Gibbs

**MOTION CARRIES 4/1**

Craig Burgess of Sebago Technics spoke regarding the project. He stated that the proposed project contains 17 units to consist within 8 duplex units and 1 single family unit.

Cathy DiPietro asked Craig Burgess the clarify the wastewater system capacity which in turn effects capacity of wells for the next meeting. She also asked for exact portions of watershed to be mapped out.

Chair Brusini requested a more thorough explanation on how groundwater will not be affected.

**Item #6 Departmental Reviews**

**Item #7 Other**

The Board discussed requiring first name, last name and addresses on letters submitted to the Board from the public or abutters.

It was proposed that the Rolfe Corporation gravel pit project be heard on November 29, 2022 at 5pm. Staff received an answer from applicant that date will work. Meeting to be held at the above time.

**Item #8 Adjourn**

**MOTION** Ken Gibbsmoved to adjourn, second by Dan Harden

**MOTION CARRIES 5/0**