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| **Bridgton Planning Board Meeting Minutes** | **November 15, 2022** |
| **In Person Meeting** | **6:30 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 6:30pm.

**Item #2 The Pledge of Allegiance**

Rolfe Madsen will arrive late, so alternate, Cathy DiPietro, was appointed a voting member until his arrival. After Mr. Madsen’s arrival, Cathy DiPietro will be able to make motions and contribute to all proceedings, with the exception of voting.

**Item #3 Approval of Minutes**

*November 1, 2022* **MOTION** Ken Gibbsmoved to approve minutes, second by Dan Harden

**MOTION CARRIES 5/0**

**Item #4 Old Business**

**4a. Mountain Rd Condos**

 **Mountain Rd**

 **Map 12 Lot 18A**

Dan Harden recused himself.

Chair Brusini stated that due to late submittal of documents, the Board will not deliberate on this project tonight. Deliberations will begin December 6, 2022, at the regular meeting.

Chair Brusini opened the Public Hearing.

Craig Burgess of Sebago Technics gave a brief overview of the proposed condominium project. A change from 2 to 3 wells has been made and a revised plan will be submitted by the end of this week. There will be 4 disposal systems. Mr. Burgess stated that options for placement of said systems is limited due to setbacks, unit placement, wetlands, steep slopes, and an on-site stream.

Rolf Madsen arrived at 6:40pm. Cathy DiPietro remains a voting member at this time due to Dan Harden’s recusal.

Chair Brusini recommended that Mr. Burgess address in writing why the septic systems need to be placed in their proposed respective areas, as well as why the buffers need to be reduced.

Patty Linscott, an abutter, voiced concerned about Sawyer Brook and wetlands. Mr. Burgess stated that there will be no wetlands disturbed. There will be steeper side slopes and a retaining wall placed to ensure this.

Ken Gibbs asked about protecting a known vernal pool on-site. Mr. Burgess stated that fill slopes will be constructed in a way that the vernal pool will be preserved.

Chair Brusini asked questions about the stormwater plan and the style of the proposed condos in relation to the surrounding buildings. Mr. Burgess stated that he will submit a design of the color-scheme for the condos at the next meeting.

Cathy DiPietro asked if there will be documentation submitted from the Army Corps of Engineers and Mr. Burgess stated that he has it and will submit to the Board.

Patty Linscott asked questions about lighting. Mr. Burgess stated that it will be amber lighting.

Code Enforcement Officer, Brenda Day, questioned the buffer and leach field locations proposed. There will be a grassy area, because trees cannot be planted on top of a leach field. Brenda Day asked if the Planning Board grants the requested waiver if a fence could be considered. Mr. Burgess stated that a fence or other landscaping could be considered.

The Board asked for Mr. Burgess to put in writing how much of the buffer that remains will be natural, undisturbed buffer, and how much will be artificial buffer (grass).

**MOTION** Rolfe Madsenmoved to recess hearing until December 6, 2022, Second by Ken Gibbs

**MOTION CARRIES 5/0**

 **4b. Skymount II Amendment (Former Highland Pines)**

 **Highland Pines Rd**

 **Map 17 Lot 2-7**

**MOTION** Chair Brusinimoved to reconsider previous decision, Second by Dan Harden

**MOTION CARRIES 4/1**

Dave Giasson spoke regarding his request for a change of decision. He stated that the impact on tree growth will be doubled with the previously approved plan as it would be with the opposing plan.

Chair Brusini stated that the abutters expressed concern about privacy, which was a contributing factor to why the Board chose Plan A. Mr. Giasson stated that in choosing Plan A over Plan B, over 600 feet of tree growth will be sacrificed.

Discussion ensued between the Board and Mr. Giasson regarding the difference between Plan A and Plan B. Abutter, Jeff DiMario spoke to the plans and stated that he and his neighbor, Paul Ruta, would prefer not to have the houses set further back because that would make them closer to their respective properties.

**MOTION** Dan Harden moved to approve Plan B with house on Lot 7A having a minimum 100 foot setback from road, and the house on Lot 7B have a minimum 200 foot setback from road with a buffer maintained between the 2 lots, Second by Rolf Madsen

**MOTION CARRIES 4/1**

**MOTION** Chair Brusini moved for a condition of approval of Plan B, the board sees a final plan with location of test pits and redrawn buffers, second by Rolf Madsen

**MOTION CARRIES 3/2**

 **4c. Higher Solutions**

 **721 Portland Rd**

 **Map 6 Lot 27A**

**MOTION** Dan Hardenmoved to approve summary letter, Second by Rolf Madsen

**MOTION CARRIES 5/0**

**Item #5 Departmental Reviews**

**Item #6 Public Comment**

**Item #7 Other**

**Item #8 Adjourn**

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

**MOTION CARRIES 5/0**