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| **Bridgton Planning Board Meeting Minutes** | **November 29, 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** |  | |
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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**

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

**Item #3 Approval of Minutes**

*November 15, 2022* **MOTION** Ken Gibbsmoved to approve minutes, second by Dan Harden

**MOTION CARRIES 5/0**

**Item #4 General Comment**

**Item #5 Old Business**

**5a. Rolfe Corporation**

**North High St**

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

Nick Adams gave an update of the project and changes made since last meeting. The size of proposed project has been reduced on the easterly side where old pit access road was located and the wetland area of Sawyer Brook has been moved 250 feet on the southerly side from upland edge. The pit area is roughly 28 acres.

A noise study was conducted by Reuter Associates and it was found that this project will be in compliance with both town and state requirements. Morrison Environmental conducted a dust study. Mr. Adams stated that all trucks will be tarped when entering and exiting the pit to ensure minimal dust is created.

Chair Brusini asked questions about the reclamation plan. Mr. Adams stated that per DEP, no more than 10 acres may be open at one time. He stated that the applicant’s intent is to work in phases to ensure this.

Abutter, Glen Jukkola, spoke regarding his concerns on late submittal of his written public comments. Mr. Jukkola and the Board went back and forth on timing of submittal. It had beenpreviously requested by the Board that written public comments be submitted 7 days prior to meeting so the Board and applicant have adequate time to review.

Mr. Jukkola moved into discussion on his key concerns with the project. He spoke to the sound study, dust study, and Sawyer Brook. He stated that right now, engineers can say everything will be fine, but they cannot speak to what will happen in the future. He also questioned the possibility of fuel spills.

Greg Sleeper of Kezar Heights spoke on concerns of reclamation plan, water testing plan, and about the destination of the outbound sand.

Glen Jukkola returned with questions regarding reclamation plan and its timing. Mr. Jukkola went over the time periods stated in the plan versus what his calculations determined. Chair Brusini asked where these time frames came from. Rolf Madsen asked if Mr. Jukkola’s assumptions were based on a straight line, to which Mr. Jukkola confirmed that they are. Mr. Jukkola stated that he hoped that the plan would include phases of smaller areas opened and reclaimed, instead of a large open area, and he hoped that the Board would be in agreement with that.

Matt Baker of Waterford spoke in favor of project. He stated that Rex Rolfe has complied with all requests of the Board. He asked when the Board will make a decision on this project. Chair Brusini stated that the evidentiary period must be closed, deliberations will ensue, a vote for tentative approval will be taken, then a formal approval.

Mark Hatch, an abutter of Rolfe’s existing pit on Home Run Road, spoke in favor of the project. Mr. Hatch stated that he is currently driving long distances to acquire materials and that it would be beneficial to the town have these materials nearby.

Mark Lopez spoke to the Land Use Code and how it came to fruition. He stated that in the crafting of this code, the Committee deemed the proposed area for this pit a viable option. Mr. Lopez agreed with Mr. Baker and Mr. Hatch in that the applicant has gone over and above to ensure that the Board has received all information they have requested.

Mr. Adams returned to the podium to answer questions from Mr. Jukkola and Mr. Sleeper. He stated that their concerns regarding both the dust and noise studies have been answered both verbally and in writing. He stated that he does not feel a third-party study, as requested by the public, is necessary.

In reference to potential fuel spills that Mr. Jukkola questioned, Mr. Adams stated that there will not be a stationary fuel tank at the site and no maintenance will be performed at this site. As far as fueling, fuel will be coming out of either a transfer truck or be delivered by a delivery company.

Mr. Adams spoke to the wildlife and botanical impacts. He stated that the project is out of the deer wintering yard. In reference to rare botanicals, if any, they would exist next to the stream. As seen in plans, excavation will not take place near the stream.

Ken Gibbs asked Mr. Adams about trucks coming into the proposed pit owned and operated by entities other than Rolfe. He asked if these trucks will be required to comply with regulations such as trucks being tarped and abiding the 15 MPH speed limit, to which the answer is yes.

The Board and applicant began discussion on size of trucks entering the proposed pit, as well as trips per day and the amount of materials being trucked on a daily and weekly basis. Glen Jukkola disputed the numbers represented in application. Mr. Adams explained that these numbers are an average over a period of time. Due to the nature of this type of business, aspects such as posted roads and climate must be considered.

Troy Morse, abutter of Rolfe Corporations existing operation on Home Run Road in Bridgton, spoke to road postings. He explained to the Board that roads are posted in the Winter through mud season (which is usually through May 15). For this reason, there will be significantly less loads coming in and out of the proposed facility in the Winter as there will be in the Summer and Fall.

Chair Brusini asked about parking and lighting. There is no parking plan as there will be trucks getting loaded and leaving. If there is screening happening, the vehicle belonging to the person screening will be parked out of the way of the loading area. There is no proposed lighting at the facility.

Chair Brusini asked the Board if the Board felt that they had enough evidence at this point or if they would like to request more independent studies to be conducted. Cathy DiPietro stated that she felt that since this land was cut prior to current owner obtained the site, any rare botanicals were probably lost or destroyed at that time so not further study would be warranted. Ken Gibbs agreed with Ms. DiPietro that rare botanicals would be gone at this point.

Chair Brusini spoke regarding the “Rural Neighborhood” Zone. She explained that the Rural Neighborhood is a purpose statement, not a standard. The purpose statement exists to give an overview of what was originally in the comprehensive plan that was transferred into standards in the ordinances.

Glenn Jukkola voiced many concerns that had already been addressed previously in the meeting. He also brought up a reduction to the speed limit on 302 in the area of the proposed pit for safety. DOT has stated that this will not be necessary. The Board advised Mr. Jukkola to contact DOT if he would like the speed limit lowered.

**MOTION** Ken Gibbsmoved to close the Public Hearing but leave evidentiary period open for limited information on the noise study which will be fully closed out by meeting December 12, 2022, Second by Dan Harden

**MOTION CARRIES 5/0**

Mr. Jukkola requested that the Board go over the document he submitted today at the next meeting. The Board and Mr. Adams agreed that this document was already discussed, and questions have been answered.

Matt Baker expressed that an engineer was hired to conduct this noise study and that the Board should value the opinion of an engineer over an abutter with no known credentials to evaluate a noise study.

The Board decided that they will wait to begin deliberations until December 12, 2022 meeting to ensure that all procedures are followed appropriately.

**Item #6 Departmental Reviews**

**Item #7 Other**

**Item #8 Adjourn**

**MOTION** Dan Hardenmoved to adjourn, second by Ken Gibbs

**MOTION CARRIES 5/0**