

Bridgton Planning Board Meeting Minutes
In Person Meeting

December 6, 2022
5:00 pm

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	
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		

Item #1 Call to Order

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

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

November 29, 2022 **MOTION** Dan Harden moved to approve minutes, second by Ken Gibbs
MOTION CARRIES 5/0

Item #4 Public Comment

Item #5 Old Business

5a. Mountain Rd Condos
Mountain Rd
Map 12 Lot 18A

Dan Harden recused himself. Cathy DiPietro was appointed a voting member for this application.

Craig Burgess, representing Harden LLC, spoke to changes in the plan since last appearance. Cathy DiPietro asked questions regarding the hydro-geologic study and stormwater analysis. Mr. Burgess stated that he would need to get back to Cathy DiPietro with an answer on her questions regarding drip edges.

Cathy DiPietro also asked if there will be any expected recharge to the well areas from either the wetlands or stream that would put your wells into the category of groundwater under the influence of surface water. Mr. Burgess stated that he will confirm with hydrogeologist.

Cathy also asked if the new slopes exceed 30%. Craig stated that it's a 2/1 slope, so the non-significant vernal pool is protected.

Ken Gibbs asked Mr. Burgess if he gave any consideration to relocating the septic systems. Craig stated that there are many restrictions as shown on map that make every other location, aside from proposed, less than ideal. Mr. Gibbs asked why the leach field at northern part of property could not be

expanded. Craig stated that the stream setback requirements are too strict to make that possible. Mr. Gibbs asked why the leach fields could not be under the road. Chair Brusini asked how much buffer would be avoided if that route was taken. Mr. Burgess stated it would be 5-10 feet. Mr. Burgess also stated that to put the leach fields under the road, concrete chambers would need to be installed, which is not the proposed route. Proposed septic plans are for Eljen systems.

Ken asked what an Eljen system is. Chair Brusini spoke to her knowledge of Eljen systems. She stated that the water seeps into the mattresses and by the time it gets through the mattresses, it is essentially clean water. She stated that these systems take up less space.

Dee Miller commented on statement at last meeting regarding the brook involved being Sawyer Brook. She asked Mr. Burgess to verify. Dan Harden stated that the unnamed brook feeds across Mountain Road. It was confirmed that the brook in question is not Sawyer Brook.

Chair Brusini asked if the septic systems could be placed on the other side of the stream. Craig stated that side is fairly wet and there is not a great deal of opportunity on that side and that it would take a great deal of work to get there.

Chair Brusini asked if there had been any feedback from DEP to which Craig stated not yet, but that it was accepted for processing and is being reviewed.

Dee Miller asked about if the retaining wall would be able to be maintained manually by humans rather than machines. Craig stated that there will be a condominium association to take care of this.

Lauren Pickford of LEA spoke to the project. The unnamed stream is zoned as stream protection, so it is within 75 feet setback. Lauren stated that she spoke to Sebago Technics and they will be making an adjustment. Ms. Pickford also stated that there is an outfall pipe that is at 25 feet. Craig Burgess returned to state that he will work on an adjustment and move the outfall further back off the wetlands to maintain the 75 feet from brook.

MOTION Chair Brusini moved to close public hearing, second by Ken Gibbs
MOTION CARRIES 5/0

As a reminder, Chair Brusini stated that this is a preliminary plan and that the applicant will need to return with a final plan.

The Board deliberated and set the following conditions:

Cathy DiPietro- Given that the wells would have surface water support as described in the narrative, how does the applicant plan to comply with the groundwater under the influence of surface water rules?

Lauren Pickford (LEA)- Will applicant move outfall pipe outside of the 75-foot setback?

Dee Miller- Will any maintenance impinge on the 75-foot setback?

Cathy DiPietro- Applicant to supply clarification on where catch basins and sub-catchments are.

Chair Brusini asked if the Bridgton Historical Society reached out to applicant. Applicant states that they will reach out for more information.

Chair Brusini- Will applicant place monuments?

Chief Glen Garland stated that applicant agreed to place sprinklers in all buildings. He also stated that the proposed driveways are sufficient for access and there are no gates or apparatuses of concern.

Ken Gibbs brought to the Boards attention that the language regarding constructing septic systems in the buffer is very specific and that the Board must be cautious of granting a waiver.

MOTION Rolf Madsen moved to grant applicant the requested waiver from section 6-D1 & 5 of the ordinance, second by Cathy DiPietro

MOTION CARRIES 4/0, 1 abstention

Cathy DiPietro asked about ADA compliance. The narrative states that the driveways are compliant but does not say anything about the buildings. Craig Burgess stated that the driveways and walkways will be ADA compliant. Chair Brusini stated that building code requires ADA compliance, which is separate from this.

MOTION Rolf Madsen moved to approve preliminary plan for Mountain Rd Condos with the following conditions:

Confirmation of catch basins and sub-catchments

Confirmation of the well and whether it requires additional protection

Statement captured in association documents concerning maintenance of retaining wall

Feedback from historical society concerning whether there are any historic features per the ordinance standard

Second by Cathy DiPietro

MOTION CARRIES 5/0

Chair Brusini to draft Notice of Decision with conditions.

**5b. Camp Woodlands
Camp Woodlands Rd
Map 6 Lot 40**

Dan Harden returned to the Board.

Rolf Madsen asked what the outcome of the Board of Appeals meeting was. Chair Brusini stated that the Board of Appeals refused the appeal as they were unable to appeal a preliminary decision. The appellant will be able to appeal the final decision at the appropriate time.

Chair Brusini recommended a Public Hearing.

MOTION Rolf Madsen moved to have a Public Hearing for Camp Woodlands, second by Cathy DiPietro

MOTION CARRIES 5/0

Mike Tadema-Wielandt of Terradyn Consultants spoke to changes in the plan since preliminary approval in July. He stated that the new plan contains 12 residential lots opposed to the originally proposed 13 lots. He stated that 1 lot was eliminated on the southern side of the property between lots 8&9.

To be continued at Public Hearing January 3, 2022.

**5c. Highland Pines/Skymount II
Highland Pines Rd
Map 17 Lot 2-7
Findings of Fact & Conclusions of Law**

The Board requested the following corrections to be made to Findings of Fact & Conclusions of Law for Highland Pines/Skymount II:

- On page 2, paragraph that begins "October 4", Chair Brusini produced a letter to go to the next step, there should be a statement that points to that document
- On November 15, add coma at end for reasons of privacy,
- Typo, "November 1"- delete the repeated "the board"
- 2nd line- delete the repeated "finished"
- November 8 paragraph- close parentheses

MOTION Dan Harden moved to approve Findings of Fact & Conclusions of Law for Highland Pines/Skymount II subdivision with changes stated, second by Ken Gibbs

MOTION CARRIES 5/0

**5d. Shawnee Peak Holdings
Route 302 & Mountain Rd
Map 12 Lot 44
Findings of Fact & Conclusions of Law**

Rolf Madsen recused himself. Cathy DiPietro was appointed a voting member.

MOTION Dan Harden moved to approve Findings of Fact & Conclusions of Law, Second by Ken Gibbs

MOTION CARRIES 5/0

Item #6 New Business

**6a. Breakroom Expansion
244 Main St
Map 23 Lot 82**

Chair Brusini suggested to the Board that the application is incomplete. A copy of the deeds for both properties were not included, no documentation of technical or financial capacity was submitted, and a map and/or perimeter survey were not enclosed.

MOTION Rolf Madsen moved that application is incomplete, second by Ken Gibbs
MOTION CARRIES 5/0

Necessary documentation to be submitted for next meeting:

- Perimeter survey
- Engineered drawing of structure and how it's going to be changed (slab, dimensions)
- Deeds for both properties (Breakroom 248 & Chao Thai)
- State issued LLC good standing letter
- Financial capacity letter from bank
- Technical capacity- information on who is doing work and competency
- Description of activities and uses in the building
- Better drawing of final product after construction
- Narrative on fire safety

Dee Miller asked if the kitchen in the newly purchased building will maintain its existing kitchen. Applicant stated that the kitchen will be repurposed. She also asked for details on what will be happening with things such as the heating systems (if they will be separated or if they will be independent) and for a representation of what the front of the building will look like.

Dan Harden asked about existing and new doors.

Chair Brusini to draft a memo outlining concerns to be addressed at next meeting which will be forwarded to applicant from the Code Enforcement Office.

**6b. Hancock Lumber
Portland Rd
Map 9 Lot 60A**

Paul Wainman of Hancock Lumber gave a brief overview of the project. He stated that Hancock Lumber is looking to lease space from owner, Josh Quint (Canuvo). Approximately 40,000 square feet to be leased in total, 10,000 square feet for millwork storage and 34,000 for wall panel assembly facility and small offices.

Renovations will include bathrooms and offices, which will be cosmetic.

Rolf Madsen asked how much traffic will be generated by this business. Mr. Wainman stated once per day product will be coming in, and 1-2 outbound, flatbed deliveries per day are expected.

Mr. Wainman asked for the opinion of the Board on whether wall panel assembly would be considered light manufacturing, making this project possible per ordinance standards. The Board agreed that this would be considered light manufacturing.

Josh Quint of Stone Soup Realty spoke about the 1-hour fire wall. A wall will be built to create a proper demising wall to separate the two businesses.

Chair Brusini questioned the odor of marijuana ordinance and advised that Hancock and Canuvo ensure that there is an agreement on this. Josh Quint assured the Board that there will be a filtered fresh air exchange, carbon filtration and ozone generation to mitigate odors.

Applicant will return for a full application review at a later date.

Item #7 Departmental Reviews

Item #8 Other

Chair Brusini spoke to the Board regarding the upcoming special meeting for Rolfe Corporation. She stated that the goal is to close the Public Hearing and begin deliberations.

Chair Brusini mentioned that Town Manager, Bob Peabody, sent out an email concerning LD2003. It was stated that the Select Board will be discussing this at their next Select Board Meeting.

Item #9 Adjourn

MOTION Ken Gibbs moved to adjourn, second by Dan Harden

MOTION CARRIES 5/0