

Bridgton Planning Board Meeting Minutes
In Person Meeting

January 3, 2023
5:00 pm

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			
Cathy DiPietro- Alternate	X		

Item #1 Call to Order

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

Dee Miller and Dan Harden are absent. Cathy DiPietro was appointed a voting member.

MOTION Ken Gibbs moved to modify agenda to move 5d. Hancock Lumber before 5b. and 5c., second by Rolf Madsen

MOTION CARRIES 4/0

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

December 12, 2022 **MOTION** Ken Gibbs moved to approve minutes, second by Cathy DiPietro
MOTION CARRIES 4/0

Item #4 Public Comment

Item #5 Old Business

**5a. Camp Woodlands
Camp Woodlands Rd
Map 6 Lot 40
Public Hearing**

Chair Brusini opened the Public Hearing.

Mike Tadema-Wielandt of Terradyn Consultants gave a summary of the project and changes made since preliminary plan. On July 19, 2022, the Board granted Camp Woodlands preliminary approval. A condition of this approval was the change from 13 lots to 12 lots, which can be seen in the final plan. Mr. Tadema-Wielandt stated that DEP approval has been received.

Chair Brusini asked Mr. Tadema-Wielandt to explain how he feels the clubhouse meets the standards for the Lakeside Neighborhood District in the use table. Mr. Tadema-Wielandt stated the clubhouse is an accessory to the subdivision and that the Planning Board has the authority to approve accessory units.

Ken Gibbs stated that structures are allowed in section 21 of the land use chart for shoreland zone, stating public and private recreational areas and minimal structural development are permissible. Mr. Gibbs asked how large the clubhouse is, to which Mr. Tadema-Wielandt stated that the clubhouse is 56 feet long and 20 feet wide and the parking lot holds approximately 4 cars. There will be a kitchenette, 2 small bathrooms, and storage in the basement.

Chair Brusini asked if there is a 10-foot setback is required around perimeter and between lots. Mr. Tadema-Wielandt stated that after discussion with Handrahan's, lot 3 now goes to the property line, with a residential lot abutting them as opposed to an access road.

A boathouse was proposed in the original plan, which has been removed due to opposition from direct abutters. The buffers between lots 8 & 9 have not changed and there are no plans to change this from its existing forested condition.

Abutters Alison Bailey (60 O'Meara Lane), Lauren Handrahan (49 O'Meara Lane), Gerry O'Meara (76 O'Meara Lane), and Ben O'Meara (76 O'Meara Lane) voiced concerns on this project. Concerns included:

- The Clubhouse and how it meets the standard for low intensity recreation
- A 30-foot buffer beside Handrahan lot
- Lack of stormwater buffer on Handrahan lot
- Number of docks and dock placement
- Handrahan well placement
- Lighting for Clubhouse

The Board asked Mr. Tadema-Wielandt many questions regarding the phosphorus plans. Mr. Tadema-Wielandt explained the process with DEP and how conclusions are made. He stated that based on findings and report from DEP, the standard has been met.

Mike Tadema-Wielandt spoke to the above abutter concerns. Regarding Ms. Handrahan's well concerns, the well is owned by applicant, not the Handrahan's. The Handrahan's have an easement that allows them to draw water from it, but the Handrahan's do not own it. There is a written easement, and the applicant would like the Handrahan's to have their own well on their own property, which he has offered to pay for. Applicant Geoff Bowley spoke and stated that he's offered the Handrahan's \$25,000.00 and provided documentation to resolve this issue. In accepting this offer, the easement would be extinguished.

Mike Tadema-Wielandt spoke to Gerry O'Meara's questions about the common area and Clubhouse. Mr. Tadema-Wielandt said that the applicant has clearly stated how he believes the Clubhouse fits into the ordinance and that he believes the Planning Board agrees to the findings based on preliminary approval.

Ken Gibbs asked if there was a miscalculation due to abutters' interpretation of the ordinance to say that a shorefront common area must be at least 2 acres for a subdivision serving this many lots. Mr. Tadema-Wielandt stated that abutters contend that 2 acres must be entirely inside the shoreland zone. The proposed shorefront common area is larger than 2 acres, but the area that is exclusively within the shoreland zone is 84,000 square feet. Ken Gibbs asked what the exact size of the common area is. Mr.

Tadema-Wielandt stated that there is a contiguous area that includes the area by the shore and connects into stormwater buffer areas, which is 3.2 acres and is defined as open space.

Mr. Tadema-Wielandt stated that dock location was preliminarily approved by the Board, and the intent is to allocate 1 boat slip per lot, for a total of 12 slips.

The parking lot will be constructed in a way that headlights of cars will be facing toward the lake, not the O'Meara's lot. There are no streetlights proposed and small residential scale lighting will be installed at the Clubhouse and in the parking lot.

Lauren Pickford of Lakes Environmental Association stated that LEA maintains the opinion that this proposal does not meet acreage requirement for shorefront common area and LEA recommends the Board get a written opinion from that state before making any decisions on this project.

Ken Gibbs asked if we had a ruling on whether the shorefront recreation zone must be in the shoreland zone. CEO, Brenda Day, spoke to Town Attorney regarding what Jeff Kalinich of DEP sent for an opinion on shoreline and 2 acres in shoreland zone. The Town Attorney agreed with DEP's opinion. The Board agreed that this opinion was sufficient.

Public Hearing to be continued at special meeting on January 17, 2023.

**5b. Mountain Rd Condos
Mountain Rd
Map 12 Lot 18A
Notice of Decision**

MOTION Cathy DiPietro moved to approve preliminary subdivision plan Notice of Decision, second by Rolf Madsen

MOTION CARRIES 3/0

**5c. Rolfe Gravel Pit
North High St
Map 11 Lot 1A, 3, 4, 5
Findings of Fact & Conclusions of Law**

The Board discussed the drafted Findings of Fact & Conclusions of Law. The Board went through edits and recommended changes by Nick Adams.

MOTION Rolf Madsen moved to approve revised Findings of Fact & Conclusions of Law, second by Cathy DiPietro

MOTION CARRIES 4/0

**5d. Hancock Lumber
Portland Rd
Map 9 Lot 60A**

The Board deemed the application complete. No site walk or public hearing will be held.

Paul Wainman of Hancock Lumber spoke about the application. Hancock Lumber plans to lease approximately 44,000 square feet in total with 10,000 square feet used for millwork storage and 34,000 used for wall panel assembly.

Rolf Madsen asked what will be happening with Sail Away Coffee cart that sits in the parking lot. Josh Quint of Stone Soup Realty stated that there is approximately 120-feet between coffee cart and loading dock that Hancock Lumber is proposing to use. There will be box trucks and delivery vehicles in motion that the applicant believes would have ample space to navigate with the coffee cart in place.

Chair Brusini asked Code Enforcement Officer, Brenda Day, if she had any insights on this matter. She stated that Department Heads discussed moving the coffee cart if necessary, but they do not see it as an issue at this time.

The Board asked Josh Quint what his thoughts were on traffic flow with the existing coffee cart. He stated that Hilltop Land Development plows the lot and that they would be looking at increasing snow removal with the addition of Hancock Lumber to ensure there is enough area for traffic.

Cathy DiPietro asked about septic and sewer. Josh Quint stated that after speaking with the Water District, his hope is the utilize the existing septic system for grey water and hook up to town sewer for solids. The current system is rated for 300 employees.

The evidentiary period was closed, and the Board began deliberations and set the following conditions:

- Coffee shop lanes will be parallel, striped and be in same direction as Hancock Lumber truck traffic
- Entrance and exit for truck traffic will be clearly marked and be the same direction as coffee cart traffic

MOTION Ken Gibbs moved to tentatively approve application with the conditions above, pending approval of Findings of Fact & Conclusions of Law, second by Rolf Madsen

MOTION CARRIES 4/0

Item #6 Other

Item #7 Adjourn

MOTION Rolf Madsen moved to adjourn, second by Cathy DiPietro

MOTION CARRIES 4/0