

**Bridgton Planning Board Meeting Minutes**  
**In Person Meeting**

**December 12, 2022**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	
Rolf Madsen, Vice Chair	<b>X</b>	Loralee Phillips, Admin Asst., Staff	<b>X</b>
Ken Gibbs	<b>X</b>	Tori Hill, Dir. Of Comm Development	
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate			

**Item #1 Call to Order**

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

**Item #2 The Pledge of Allegiance**

Cathy DiPietro is absent, and Dan Harden will arrive late.

**Item #3 Approval of Minutes**

*December 6, 2022* **MOTION** Rolfe Madsen moved to approve minutes, second by Ken Gibbs  
**MOTION CARRIES 4/0**

**Item #4 Old Business**

**4a. Rolfe Corporation**  
**North High St**  
**Map 11 Lot 1A, 3, 4, 5**

Chair Brusini stated that the Public Hearing has been closed and the evidentiary period has been left open for limited topic of the noise study for clarification of that and questions on that subject only.

Dee Miller watched the video of the last meeting and is up to date, so she may participate in deliberations.

Dan Harden arrived.

Nick Adams stated that Eric Reuter joined the meeting via Zoom to answer any questions the Board may have regarding the noise study.

Eric Reuter of Reuter Associates spoke regarding the noise study conducted. He stated that the procedure for doing these studies starts with a review of town noise ordinance and DEP regulations. Mr. Reuter stated that only one home is in what is considered a “protected location”.

Mr. Reuter stated that the actual equipment which will be operating at the site were measured at the site. Sound pressure level measurements were taken at reference distances as shown in the report.

Ken Gibbs asked if there was a way of calculating the sound at the actual residence instead of from the residences' property line. Mr. Reuter stated that it has not been done because it is not required by the state of the town. Also, the house is further away from the operation than the property line is.

Glen Jukkola was given the opportunity to ask questions to Mr. Reuter. He and Mr. Reuter discussed how the calculations on supplied report were made for a better understanding on Mr. Jukkola's part.

**MOTION** Chair Brusini moved to close evidentiary period completely, second by Ken Gibbs  
**MOTION CARRIES 5/0**

Mr. Madsen and Mr. Gibbs thanked the applicant and abutters for thorough research and presentation on this project.

The Board began deliberations and set the following conditions:

- Test water once per year (for 5 years and then reevaluate) for phosphorus, hydrocarbons, and turbidity
- 6 inches topsoil on reclaimed areas
- Trucks must be tarped
- Test of wells for water table level in Spring, Summer & Fall
- Road paved at first 600 feet of pit area
- Depth above water table must be a minimum of 5 feet
- Reseeding to happen at earliest opportune time frame in reclamation area
- Operation hours: 7am to 7am with no night-time operations (Monday through Friday), 7am to 2pm Saturdays, no operations on Sundays

**MOTION** Ken Gibbs moved to tentatively approve application as presented pending Findings of Fact and Conclusions of Law, Second by Dan Harden  
**Ken Gibbs withdrew this motion**

**MOTION** Ken Gibbs moved to tentatively approve the project for the site plan in its entirety as presented with the above conditions withholding final judgement pending approval of Findings of Facts & Conclusions of Law, second by Dan Harden  
**MOTION CARRIES 5/0**

**MOTION** Dan Harden to approve application for land use code district and for shoreland zone, Second by Ken Gibbs  
**MOTION CARRIES 5/0**

**Item #5** Other

**Item #6** Adjourn

**MOTION** Dan Harden moved to adjourn, second by Ken Gibbs  
**MOTION CARRIES 5/0**