

**Bridgton Appeals Board Meeting Minutes  
In-Person Meeting**

**December 29, 2022  
5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
John Schuettinger	<b>X</b>	Brenda Day, Code Enforcement	<b>X</b>
Mark Harmon-Vice Chair	<b>X</b>	Loralee Phillips, Admin Asst., Staff	<b>X</b>
Bruce Hancock	<b>X</b>		
Kevin Raday	<b>X</b>		
Kappy Sprenger	<b>X</b>		

**Item #1 Call to Order**

John Schuettinger, Chair, called the meeting to order at 5:00pm.

Alternate, Kappy Sprenger, was appointed a voting member.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** Kevin Raday moved to approve December 5, 2022 minutes, second by Kappy Sprenger  
**MOTION CARRIES 5/0**

**Item #4 New Business**

**4A. Higher Solutions  
721 Portland Rd  
Map 6 Lot 27A**

Destin Pinkham gave an overview of his application for a variance. He stated that the town deeming Willis Park a "Safe Zone" is lunacy, and per state regulations, it does not qualify as a Safe Zone.

Bruce Hancock stated that he used to live across from Willis Park and he'd never seen anyone use the park.

Town Attorney, Jim Katsiaficas, spoke to sensitive uses and safe zones. He stated that the Board has the authority to grant this variance only if it passes the Undue Hardship Test.

The Board deliberated to see if the variance request would pass the Undue Hardship Test. The 4 subjects of the test are as follows:

1. The land in question cannot yield a reasonable return unless a variance is granted
2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood
3. The granting of the variance will not alter the essential character of the locality
4. The hardship is not the result of action taken by the applicant or a prior owner

**MOTION** Kevin Raday moved to not grant variance based on #1 in the Undue Hardship Test, second by John Schuettinger

**MOTION CARRIES 5/0**

**MOTION** Bruce Hancock moved to deny variance application, second by Kevin Raday

**MOTION CARRIES 5/0**

**Item #5 Other**

**Item #6 Adjourn**

Chairman Schuettinger adjourned the meeting.