

Bridgton Planning Board Meeting Minutes
In Person Meeting

January 17, 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	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

All members are present. Alternate, Cathy DiPietro may participate in all proceedings including making and seconding motions but may not vote.

Item #3 Approval of Minutes

MOTION *January 3, 2023* Dan Harden moved to approve minutes, second by Rolf Madsen
MOTION CARRIES 5/0

Item #4 Old Business

4a. Camp Woodlands
Camp Woodlands Rd
Map 6 Lot 40
Public Hearing Continued

Mike Tadema-Wielandt of Terradyn Consultants, joined by Geoff Bowley (applicant) and Ralph Austin (attorney- via Zoom), presented changes to application since last appearance. Mr. Tadema-Wielandt stated that the well easement for the Handrahan's has been added to the subdivision plan, which is within the bounds of lot 1, close to the road and a note has been added regarding the well referencing the deed in which the easement was granted. The applicant has offered to pay for a new well on Handrahan's property, which has not been accepted. If the offer is not accepted, the well will stay in current location and the Handrahan's will continue to have rights to use it. The applicant believes that he has the right to move the well, and if possible, he will do so, unless an agreement takes place.

Mr. Tadema-Wielandt stated that the surveyor for O'Meara Lane will co-stamp plan and that it was stated that the deed from 1910 is where the access easement originates, which includes a right of way 33 feet wide to serve abutting lots. The previous plan showed a 30 foot right of way, which was increased to 33 feet to coincide with deed.

The shorefront common area will be delineated so that the open space #2 will remain wooded with forested buffers. A line will be drawn from the hammerhead to the subdivision boundary, L-50, which completes the boundary of the shorefront common area. The total area is 2.1 acres, which exceeds the minimum 2-acre requirement in the ordinance.

Mr. Tadema-Wielandt stated that the lodge (otherwise known as the clubhouse) is an accessory use. It is for residential lots and is a subordinate to the use of the residential lots. The lodge only exists to benefit the residents and their guests. Accessories are allowed in the Lakeside Neighborhood and in the Shoreland Zone.

Abutters Alison Bailey and Gerry O'Meara spoke of concerns regarding the lodge/clubhouse and the dock lengths.

Mike Tadema-Wielandt stated that lots 4, 5, 7 and 8 are encompassed in the stormwater buffer and that the reason there is not a break shown in the buffer is because it is unknown where the driveway will exist in the future. Chair Brusini asked if that was a DEP standard that was met, to which Mr. Tadema-Wielandt responded that the area of the road is treated as the buffer and that this is a common way the stormwater buffer is dealt with when there are roads adjacent to the buffer.

Mr. Tadema-Wielandt stated that Fee of Ownership is a legal term for who owns the road, not an easement or right of way. The applicant owns a piece of land and will transfer Fee of Ownership to homeowners' association and possibly the rights of others to use O'Meara lane, which is a reference to the deed that granted the right of way.

Dee Miller asked if where O'Meara Lane was transferred to Homeowners Association, which HOA will it be.

Ralph Austin, attorney representation of applicant, stated that this is subject to people who already have rights in their deed, and none of the lots within Camp Woodlands will not be responsible for maintenance. Geoff Bowley's company owns it, but O'Meara Lane residents will be able to use it, which will be stipulated in the deed.

Ken Gibbs spoke to the same subject as Dee Miller and asked why there is not an easement. The applicant stated that the only change is the underlying ownership.

Dee Miller asked what the clubhouse is accessory to. She stated that she does not believe that the definition fits. Ralph Austin stated that when looking at the ordinance, it talks about accessory structure or use, but in this case, when dealing with subdivision, the lot is the entire property. This building will be common use for all of lots in subdivision, which ties into the subdivision part of ordinance. There is an area for residents of subdivision to congregate and is limited to the use of residents.

Cathy DiPietro asked what the capacity of the existing well is. The applicant did not have an answer. Chair Brusini asked why this was pertinent. Rolf Madsen stated that he thinks this is between the applicant and abutter (Handrahan). Geoff Bowley stated that the easement allows the Handrahan's to take water from the well, not own the well.

Ken Gibbs asked about lots 7&8 having a cut through buffer. He asked why lots 4&5 cannot come through Camp Woodlands Lane. Mr. Tadema-Wielandt stated that the slope does not allow for this.

Chair Brusini asked if there was any evidence on whether there would be a water shortage when new property owners drill wells. Mike Tadema-Wielandt stated that new wells will be drilled into bedrock and there is no foreseen issue with there being a water shortage.

Chair Brusini asked what a kitchenette is based on plans. There will be a sink and cabinets. It will not be heated, air conditioned or insulated. There will be bathrooms and the leach field will be located directly next to the structure.

Geoff Bowley stated that the purpose of the building is not to hold events.

MOTION Ken Gibbs moved to close the public hearing, second by Rolf Madsen
MOTION CARRIES 5/0

The Board began deliberations and set the following conditions:

- Association will manage common area and trash disposal
- There will be a performance guarantee
- There will be an impervious area of 3500 feet per lot

MOTION Ken Gibbs moved to tentatively approve subdivision plan as presented with the above conditions, second by Dan Harden
MOTION CARRIES 5/0

Item #5 Other

Chair Brusini spoke to Board about Hancock Lumber application and a condition that was placed on the applicant for movement of Sail Away Coffee cart. The landowner has been contacted and this condition will be placed on the landowner, not Hancock Lumber or the Sail Away Coffee, Co.

Dan Harden brought up an issue with Stark Storage's internally lit sign. Code Enforcement Officer, Brenda Day, stated that she has contacted the owner to address this issue and she is waiting to hear back.

Dee Miller asked about the Harrison Marina and no windows. Brenda Day noted that windows were not a requirement for this project.

Item #6 Adjourn

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