

Bridgton Planning Board Meeting Minutes
In Person Meeting

February 7, 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	X
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 17, 2023* Dan Harden moved to approve minutes, second by Ken Gibbs
MOTION CARRIES 5/0

Item #4 Public Comment

Item #5 Old Business

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

Findings of Fact & Conclusions of Law

Glen Peterson, owner of Stone Soup Realty, stated that Sail Away has a working traffic flow and that drivers from Hancock Lumber drive this route regularly, so they know what to expect. He stated that Stone Soups Realty’s opinion is that the traffic flow should not need to change for this approval. He also stated that with this condition in place, the business for the coffee cart would be cut in half.

Josh Quint of Stone Soup Realty stated that there is a 120-foot space between the coffee cart and loading dock. His understanding is that the width of the car would not interfere with the Hancock Lumber. Hancock Lumber representation stated that the length of the trucks is 40 feet long.

Dan Harden stated that cars moving in the same direction as the current condition states could create more of an issue than the current flow of traffic going both directions. He stated that his opinion, is that it is safer with traffic flowing in both directions.

Rolf Madsen stated that part of the issue that prompted this condition was trucks entering and exiting and that the purpose of the condition was to create a uniform traffic flow.

MOTION Rolf Madsen moved to reconsider condition regarding traffic flow, second by Dan Harden

MOTION CARRIES 5/0

Mary Anne Cheney, owner of Sail Away Coffee, stated that her concern of traffic change is that if the traffic changes flow to merge one way, it becomes a traffic hazard. She stated that the cart was built with the sole purpose of this traffic flow. Chief Jones submitted a letter to Ms. Cheney that stated there have been no traffic issues or concerns with the placement of the cart where it exists currently, but if the traffic pattern were to change, that there is potential for traffic concerns. This letter was read aloud to the Board and submitted to the Boards secretary for the record.

MOTION Ken Gibbs moved to remove condition of approval #1 (traffic lanes for existing sail away coffee cart with me parallel, striped and in the same direction of Hancock Lumber), second by Dee Miller

MOTION CARRIES 4/1

MOTION Ken Gibbs moved to remove condition of approval #2, second by Dan Harden

MOTION CARRIES 5/0

A new condition was imposed: Entrance and exit for truck traffic will be clearly marked.

MOTION Rolf Madsen moved to approve the Findings of Fact & Conclusions of Law for Hancock Lumber, second by Ken Gibbs

MOTION CARRIES 5/0

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

Findings of Fact & Conclusions of Law

The Board discussed minor changes to the Findings of Fact and Conclusions of Law for Camp Woodlands.

A waiver was requested for landscaping which was not previously discussed among the Board.

MOTION Ken Gibbs moved to approve requested waiver, second by Dan Harden

MOTION CARRIES 5/0

MOTION Rolf Madsen moved to extend condition to be not just 3,500 square feet of impervious area, but also the 10,000 square feet of lawn area, second by Dan Harden

MOTION CARRIES 5/0

MOTION Ken Gibbs moved to approve the Findings of Fact & Conclusions of Law as written with additions, second by Cathy DiPietro

MOTION CARRIES 5/0

Item #6 New Business

**6a. Julie Mannix
Portland Rd
Map 27 Lot 18**

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

Julie Mannix, owner of 50/52 Portland Rd, gave a general overview of her application. She stated that she is looking to open a business in existing building and will be adding a kitchen to produce cheese and baked goods.

Ken Gibbs asked if there will be cheese processed within the building and how the waste will be dealt with. Ms. Mannix stated that whey does not go into septic systems, and that it is given to local farmers to feed to livestock. She will be using the existing private septic system on site.

Cathy DiPietro asked how much cheese will be produced there, to which Ms. Mannix stated that it depends on her animals and their production.

Dee Miller asked if customers would be served there, to which Ms. Mannix stated that the space will be retail only.

Dan Harden stated that a condition should be placed that if Ms. Mannix will be hooking to Town Sewer at any point, a grease trap will be required.

Chair Brusini asked if there would be any large delivery vehicles, to which Ms. Mannix responded there will not.

Ken Gibbs asked if there were any requirements of the Fire Chief with the baking, to which Ms. Mannix stated only standard regulations required such as smoke detectors and fire extinguishers.

The Board began deliberations and set the following conditions:

- Applicant will install a grease trap if switching from private septic to Town Sewer
- Applicant will stripe parking lot

MOTION Rolf Madsen moved to tentatively approve application as presented with above conditions, second by Dan Harden

MOTION CARRIES 5/0

**6b. Harrison Marina
Portland Rd
Map 9 Lot 72B**

The Board deemed the application is substantially complete.

MOTION Rolf Madsen moved to hold a Public Hearing, second by Cathy DiPietro

MOTION CARRIES 3/2

MOTION Dee Miller moved to reconsider her previous vote to hold a Public Hearing, second by Ken Gibbs

MOTION CARRIES 3/2

MOTION Chair Brusini moved to hold a Public Hearing, second by Rolf Madsen

MOTION DENIED 2/3

Jason Randall of Harrison Marina gave a general overview of the proposed project. He stated that he purchased brown building on property and has proposed to raze existing building and build a new boat showroom/retail storefront. He stated that they do intend to hook to Town Sewer.

Ken Gibbs asked why in the application it was stated that the building will be 30 feet high, but in the building specs it stated 35 feet high. He stated that it will be a peaked roof and no higher than 35 feet high.

Cathy DiPietro asked about existing parking. It is currently gravel. Parking will be on the side of the building so the front of the building can remain seen with open glass.

Ken Gibbs asked about outside boat storage. Mr. Randall stated that he will be upgrading what is existing with fresh gravel.

Chair Brusini stated that she feels a perimeter survey and stormwater plan is necessary prior to proceeding. Dee Miller stated that she'd like to see these plans prior to deliberations.

MOTION Ken Gibbs moved for the applicant to return to next meeting with perimeter survey, narrative on stormwater and drainage, work with CEO to get floodplain maps to confirm not in floodplain, and provide a soil survey map, second by Rolf Madsen

MOTION CARRIES 4/1

**6c. Makers Mill
Main St
Map 23 Lot 108 & 109
Pre-application**

Justin Mclver gave a general overview of his hopes for the project. He stated that the goal is to tell a story of the history of Bridgton through the new Makers Mill.

The Board provided non-binding advice to Mr. Mclver on the project including thoughts on increasing parking, questions on whether this is in the flood zone, and positioning of building.

A great deal of discussion took place on the positioning of the building. Mr. Mclver stated that this has been a collaborative discussion between many members of the community and town, and the majority agree with the placement as shown on plans.

Town Manager, Bob Peabody, spoke regarding meetings that have been held prior to this appearance before the Planning Board. He stated that Mr. Mclver has made a great effort to involve the people of Bridgton in this plan.

Applicant to return at a later date with full application for review.

Item #7 Other

7a. Proposed Changes to Application Form

Chair Brusini explained proposed changes to the Board regarding formatting the application form for easier drafting of Findings of Fact & Conclusions of Law.

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn, second by Dan Harden

MOTION CARRIES 5/0