

Bridgton Planning Board Meeting Minutes
In Person Meeting

March 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		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

Ken Gibbs is absent. Cathy DiPietro was appointed a voting member.

Item #3 Approval of Minutes

MOTION *February 7, 2023* Rolf Madsen moved to approve minutes, second by Dan Harden
MOTION CARRIES 4/0

Item #4 Public Comment

Item #5 Old Business

**5a. Fire Protection & Life Safety Ordinance Update- Amendment
Public Hearing**

Chair Brusini opened the Public Hearing on the Fire Protection & Life Safety Ordinance Amendment.

Chief Garland stated that the department is looking to update the 4 NFPA standards in the ordinance (NFPA 1, 80, 101 and 220). He stated that they are in line with the standards that the state has adopted.

MOTION Rolf Madsen moved for the Planning Board to approve sending the Fire Protection & Life Safety Ordinance Amendment to the Selectboard as is, second by Dan Harden
MOTION CARRIES 5/0

MOTION Dan Harden moved to close the Public Hearing, Second by Rolf Madsen
MOTION CARRIES 5/0

**5b. Harrison Marina
Portland Rd
Map 9 Lot 72B**

The Board discussed whether to hear this application tonight, as new documents were not submitted 12 days prior to meeting as required.

MOTION Dan Harden moved to continue the review of Harrison Marina tonight, second by Rolf Madsen

MOTION CARRIES 5/0

Cathy DiPietro asked the applicant about stormwater calculations. She stated that the parking area is not addressed in the plan. The applicant stated that the parking area is existing. Chair Brusini stated that there is not gravel existing, and applicant stated there is. Applicant says he will be adding gravel to make it look more presentable.

Cathy DiPietro stated that since there are no stormwater calculations included in the stormwater report, there are many unknowns. These calculations are necessary to ensure that the volume presented for storage of stormwater before it sinks into the ground is adequate.

Dee Miller asked if the parking area will be impacted at all by the movement of inventory at showroom. Applicant stated that it will not be impacted because it is on the side of the building.

Chair Brusini asked about setbacks concerning the parking area and grandfathered space. The Board discussed a potential condition being that there will be no parking in front of the building. The applicant stated that this is not the objective as the front will be glass windows to show products and he would not want to obstruct the view of products from the road.

Chair Brusini asked about sidewalks. MDOT is working on plan and applicant is unsure of when this will be prepared for submittal.

Code Enforcement Officer, Brenda Day, spoke about sidewalks. She stated that the Town is looking into creating a sidewalk on one side of the road that leads to a destination, rather than requiring new businesses to put sidewalks directly in front of the businesses which could potentially create a staggering sidewalk form from side to side. This will be discussed between the applicant and the Town.

Chair Brusini proposed to continue reviewing application on March 21, 2023, special meeting.

Applicant will supply rational from engineer regarding stormwater calculations (size of stormwater basin) and site plan drawing to include parking lot (where gravel will be put down).

Item #6 **New Business**

6a. **Higher Solutions Smoke Supply**
 Portland Rd
 Map 6 Lot 27A

The Board deemed the application substantially complete and no Public Hearing or Site Walk will be necessary.

Destin Pinkham gave a brief overview of the proposed project. He stated that he plans to sell items such as glass smoking pieces and rolling papers.

Dee Miller asked about tobacco sales and ensuring that patrons purchasing products are of age to do so. Mr. Pinkham stated that he will have signage at the door that states you must be 21 to purchase and at time of purchase, ID's will be checked.

The Board discussed THC vs. CBD. Mr. Pinkham will be selling CBD products such as dog treats.

The Board asked about the need for a monitored alarm system. Mr. Pinkham stated that he can provide a Knox box and Chief Garland stated that would be sufficient.

The Board began deliberations and set the following conditions:

- Posting at door 21+ to purchase and ID required at time of purchase
- No expanding into shoreland zone

MOTION Dan Harden moved to tentatively approve project as presented with the above conditions pending review of Findings of Fact & Conclusions of Law, second by Rolf Madsen

MOTION CARRIES 5/0

Item #7 Other

MOTION Rolf Madsen moved to hear Mountain Road Condos application by Dan Harden on March 21, 2023, second by Cathy DiPietro

MOTION CARRIES 4/0

7a. LD2003 Workplan/Schedule

The Board discussed the workplan/schedule. Dee Miller brought up the subject of short-term rentals. Chair Brusini stated that this has been discussed several times and that the Board has decided to not move forward with this at this time.

The Board will see applications for Harrison Marina and Mountain Road Condos prior to the Workshop portion of the Special Meeting on March 21, 2023.

Brenda Day spoke about a new form she has submitted to the Board for simplifying the review standards. She has created a form to match the ordinance completely to make it easier for the Board and staff going forward.

Item #8 Adjourn

MOTION Dan Harden moved to adjourn, second by Cathy DiPietro

MOTION CARRIES 4/0