

Bridgton Planning Board Meeting Minutes
In Person Meeting

March 21, 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			
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

Dee Miller is absent. Cathy DiPietro appointed a voting member.

Item #3 Approval of Minutes

MOTION *March 7, 2023* Rolf Madsen moved to approve minutes as amended (page 1, paragraph 3, remove “the board stated”, second by Cathy DiPietro

MOTION CARRIES 5/0

Item #4 Public Comment

Item #5 Old Business

- 5a. Higher Solutions Smoke Supply
Portland Rd
Map 6 Lot 27A**

Findings of Fact & Conclusions of Law

MOTION Dan Harden moved to approve Findings of Fact & Conclusions of Law for Higher Solutions Smoke Supply with initialed amendments by Chair Brusini, second by Ken Gibbs

MOTION CARRIES 5/0

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

Applicant, Jason Randall, stated that the parking will be moved to meet setback requirements. The Board discussed the changes to the parking area with the applicant.

The Board discussed options on moving forward. Prior to constructing parking lot, the applicant will see CEO to submit final drawing.

The Board began deliberations and set the following conditions:

- Applicant will make accommodations for sidewalk on his frontage or will work with the town for opposite sidewalk.
- Applicant will locate driveway against building and move parking further back behind building so that there is no gravel or other structures in the 15-foot setback. Applicant will submit drawing to CEO prior to building the parking lot.

MOTION Ken Gibbs moved to tentatively approve projects as presented with above conditions, second by Dan Harden

MOTION CARRIES 5/0

**5c. Mountain Rd Condos- Picarden, LLC
Mountain Rd
Map 12 Lot 18A**

Dan recused himself.

Chair Brusini stated that this is a final subdivision plan, and the applicant has received DEP approval. The Board deemed the application substantially complete and no Public Hearing or Site Walk will be necessary.

Craig Burgess of Sebago Technics stated that there have been minimal changes since last appearance before the Board. He showed a change to retaining wall on map and stated that Lakes Environmental Association has reviewed and approved. Tree clearing will be minimal.

The Board began deliberations and set the following conditions:

- Applicant will construct clearly marked walking paths between buildings as alternative to sidewalks
- Applicant will select and apply for road name from CEO
- Applicant will supply a Performance Guarantee

MOTION Ken Gibbs moved to tentatively approve application as presented pending Findings of Fact & Conclusions of Law with the above conditions and waiver, second by Rolf Madsen

MOTION CARRIES 4/0

Item #6 Workshop

6a. Subdivision Regs

Discussion ensued.

6b. LD2003 Requirements

Not discussed.

Item #7 Adjourn

MOTION Ken Gibbs moved to adjourn, second by Dan Harden

MOTION CARRIES 5/0

Meeting adjourned at 8:08pm.