

Bridgton Planning Board Meeting Minutes
In Person Meeting

April 4, 2023
5:00 pm

Board Members		Staff Member	
Deb Brusini, Chair		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

Chair Brusini is absent. Rolf Madsen, Vice Chair, calls meeting to order at 5:00pm.

Cathy DiPietro was appointed a voting member.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *March 21, 2023* Dan Harden moved to approve March 21, 2023 minutes, second by Cathy DiPietro

MOTION CARRIES 4/0

Item #4 Public Comment

Item #5 Old Business

- 5a. Harrison Marina**
Portland Rd
Map 9 Lot 72B
Findings of Fact & Conclusions of Law

MOTION Ken Gibbs moved to approve Findings of Fact & Conclusions of Law for Harrison Marina, second by Dan Harden

MOTION CARRIES 5/0

- 5b. Mountain Rd Condos**
Mountain Rd
Map 12 Lot 18A
Findings of Fact & Conclusions of Law

Dan Harden recused himself.

The Board discussed a note shared by Chair Brusini regarding an issue in the application regarding setbacks.

MOTION Dee Miller moved to withhold approval of Findings of Fact & Conclusions of law pending changes to plan submitted for next meeting, second by Ken Gibbs
MOTION CARRIES 4/0

**5c. Breakroom 248- Expansion
Main St
Map 23 Lot 82**

Spyro Hronarakis, owner and applicant, presented changes and additions to application since last appearance before the Board.

Vice Chair Madsen asked the Board if they felt the application was complete. He stated that the applicant did not notice himself or his father (business partner and abutter). Vice Chair Madsen stated that applicant did not add names to the receipts.

Dee Miller stated that there was not proof provided that the Town Manager was noticed. CEO, Brenda Day, stated that a notice was received by the Town Manager.

Mr. Hronarakis stated that he can assure the Board that the abutters listed were notified and are aware of the application.

Dee Miller stated that in the past, the Board has delayed speaking with the applicant due to improper noticing and abutters have come to the meeting to say that they have not been notified. She stated that it is a matter of record that needs to be held to.

The Board discussed if it could make a condition that the notices must be completed.

MOTION Dan Harden moved to make a condition of approval that applicant will provide clear identification of who was noticed as well as a letter from father (abutter) stating he is aware of the project, second Ken Gibbs
MOTION CARRIES 5/0

The Board discussed parking and how many spaces are available on the property. Mr. Hronarakis stated that he plans on his patrons using public parking, so no new parking spaces will be created. Per applicant, adequate parking is available presently.

The new entrance will be ADA compliant, and the interior will be brought to code so it is ADA compliant also.

There will be 50 seats in the bar/arcade. This will not be a full restaurant at this time.

Since both buildings were formally restaurants, Dee Miller asked CEO Brenda Day if Mr. Hronarakis would need to return to the Board if he decided to make this new space into a restaurant. Since they were already restaurants, it would not be a change of use, so he would not need to return to the Board.

The Board began deliberations and set the following conditions:

- Applicant will provide clear identification of abutters who were noticed

- Applicant will supply a letter from his partner at BHOP, an abutter, stating that he is aware of the project

MOTION Dan Harden moved to tentatively moved to approve project as presented and submitted conditional upon applicant submitting evidence that abutters were notified with names on it and letter from partner and abutter at BHOP that approves of this project, but without hold final judgement pending review of Findings of Fact & Conclusions of Law, second by Ken Gibbs

MOTION CARRIES 5/0

Item #6 New Business

**6a. Boodoo Holdings
North High St
Map 13B Lot 10**

The Board discussed whether the application was complete. Cathy DiPietro stated that there were 9 letters shown being sent, and 13 abutters on the list supplied by the CEO Brenda Day.

Vice Chair Rolf Madsen stated that there were 3 properties that did not show notices were sent. There were also requirements for site plans that were not included in supplied site plan. It did not include the date, who it was prepared for, or setbacks.

Vice Chair Madsen stated that we need clarification on abutter notices as well as corrections to the Site Plan. He asked the Board if they would agree to have a Public Hearing for this applicant on April 26, 2023.

MOTION Dan Harden moved to hold a Public Hearing on April 26, 2023, second by Cathy DiPietro
MOTION CARRIES 4/1

Applicant to return to Board on April 26, 2023, for a Public Hearing with the following (submitted 12 days prior to the date of meeting):

- Provide a Site Plan which includes all items as required in section V-5B 1(a) through (m)
- Provide documentation showing that every abutter was noticed properly
- Provide documentation of easement
- Provide a narrative on the rest of the building being 30-day minimum rental

**6b. Canuvo
Portland Rd
Map 9 Lot 60A**

Applicant, Josh Quint, spoke regarding the application for making topical products containing cannabis and pre-rolled joints. Applicant was very clear that no extraction will be taking place in this process.

Vice Chair Madsen asked the Board if they felt that a Public Hearing would be necessary for this application. The Board decided that will not be necessary. The Board also deemed the application substantially complete.

Mr. Quint stated that any new or change to cannabis license requires site plan review prior to licensing from the State of Maine. Dee Miller asked that it be part of the record that the Planning Board does not issue licenses.

Vice Chair Madsen stated that he'd like to hear an overview from Mr. Quint on exactly what will be happening so the Board can have a greater understanding.

Mr. Quint stated that they will be creating topical infused cannabis product and this project will not include anything that is forward-facing to the public. The proposed activity is all internal within the building. No cannabis extraction will be taking place on property, as it will be sourced elsewhere. 2 people will be involved in the manufacturing process of the lotion. The intention is to create 200 units per day to supply the store, and there will be a potential for wholesale.

The first action on this license is the creation of topical products (lotion), and the second is pre-rolled joints. The Board discussed if there would be a need for filtration. Mr. Quint stated that the grinding of the flower is contained and does not create dust in the air.

Dee Miller stated that she would like to impose a condition stating that any other use of the space beyond the 2 rooms would need to come back to the Planning Board. CEO, Brenda Day, stated that this would be a requirement of the ordinance.

The Board began deliberations and set the following conditions:

- Applicant will install a portable air filtration system be added to area where grinding will take place
- Applicant will submit a plan/location map of building identifying 2 rooms that will be used for this project, as well as the rest of the buildings use

MOTION Dan Harden moved to tentatively approve project as presented and submitted with the above conditions withholding final judgement upon approval of Findings of Fact & Conclusions of Law, second by Ken Gibbs

MOTION CARRIES 5/0

**6c. Pitstop Propane & Fuels
Raspberry Ln
Map 6 Lot 24I**

Vice Chair Madsen stated that in section 4 of the application, the property is owned by Store Master Funding XI, LLC and it is not noted how this is related to Pitstop Propane and Fuels. The applicant stated that there is a corporate relationship between the two and that evidence showing that can be provided.

Vice Chair Madsen recommended that the Board hold a Public Hearing for this application to remain consistent based on history of this location and previous applications.

MOTION Ken Gibbs moved to hold a Public Hearing on April 26, 2023, at 5pm for Pitstop Propane Fuels, second by Dan Harden

MOTION CARRIES 5/0

Patrick Coughlin of St. Germain gave a brief overview of the proposed project. He stated that the project is proposed to take place at 4 Raspberry Lane, which will be moving bulk oil tanks from Nouria Energy to Raspberry Lane.

Cathy DiPietro asked for a better explanation on subsurface water. She stated that no calculations were supplied. She also asked setbacks on wetlands which were missing.

Dee Miller asked if there would be any changes to existing site regarding propane. Mr. Coughlin stated that no further propane will be added to the site.

Ken Gibbs asked what the size is of the fuel oil tanks to which the applicant answered 15,000 gallons.

Applicant to return for Public Hearing on April 26, 2023.

**6d. Estate of Elizabeth M. Haubert- Blueberry Hill
Blueberry Hill Rd
Map 13 Lot 75C**

George Sawyer of Sebago Technics gave an overview of the proposed division of parcel into 3 lots. Mr. Sawyer stated that this parcel was owned by the Haubert's and is now in the estate, which is represented by daughter, Kathy Woolgar.

There was an existing house on the property that was built by the Haubert's and there is another building and garage shown on the plan and a large, wooded area. The access to property is through Blueberry Hill Rd, and existing gravel comes through the lot. The existing driveway is proposed to be upgraded to serve 3 lots on plan.

Mr. Sawyer stated that there are suitable soils outside of wetlands and no potential vernal pools. The smallest lot proposed is 3.5 acres.

Vice Chair Madsen stated that a lot over 20 acres requires DEP approval. Mr. Sawyer stated that this rule applies to a parcel of land over 30 acres and proposed to divide into 15 or more lots, so this does not apply.

Ken Gibbs asked if the existing houses driveway would be turned into a road and how 100-foot frontage requirement would be met. Mr. Sawyer stated that in the design, the road frontage is 150 feet, so this requirement has been met.

A waiver was requested for the road. Mr. Sawyer explained that the reasoning behind the requested waiver is because the road leading into the proposed property is already gravel, so he is asking for this to be waived to continue as gravel rather than change to pavement.

Cathy DiPietro asked if there was a road association. Mr. Sawyer stated that he has not been able to get in touch with a representative of the association. Mrs. Larson, in the audience, spoke up and stated that she has this paperwork and will supply to Mr. Sawyer to submit for next meeting.

Ken Gibbs asked about the covenants sunseting after 25 years. Mr. Sawyer stated that was very common back when the original subdivision was created. The status of this is currently unknown but will hopefully be brought to light by the documents to be supplied by Mrs. Larson.

Applicant will provide road design, homeowners association documents, and clarification from DEP and return to May 2, 2023, meeting.

Item #7 Other

Dan Harden asked when his application for Mountain Rd Condos can return for review. The Board decided that they will review changes on April 18, 2023, meeting and review Findings of Fact & Conclusions of Law for Mountain Road Condos on April 26, 2023, meeting.

Item #8 Adjourn

MOTION Dan Harden moved to adjourn, second by Ken Gibbs

MOTION CARRIES 5/0