

**Bridgton Planning Board Meeting Minutes**  
**In Person Meeting**

**April 26, 2023**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair	<b>X</b>	Brenda Day, Code Enforcement	<b>X</b>
Rolf Madsen, Vice Chair	<b>X</b>	Loralee Phillips, Admin Asst., Staff	<b>X</b>
Ken Gibbs	<b>X</b>	Tori Hill, Dir. Of Comm Development	
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate	<b>X</b>		

**Item #1 Call to Order**

Chair Brusini calls meeting to order at 5:00pm.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** *April 4, 2023* Dan Harden moved to approve April 4, 2023 minutes, second by Ken Gibbs with change to “he” (implying Mr. Gibbs) changed to “Mr. Sawyer” on second to last page  
**MOTION CARRIES 5/0**

**Item #4 Public Comment**

**Item #5 Old Business**

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

Dan Harden recused himself. Cathy DiPietro was appointed a voting member.

**MOTION** Ken Gibbs moved to approve Findings of Fact & Conclusions of Law for Mountain Rd Condos, second by Rolf Madsen  
**MOTION CARRIES 5/0**

- 5b. Boodoo Holdings**  
**North High St**  
**Map 13B Lot 10**  
**Public Hearing**

The Board deemed the application substantially complete.

Chair Brusini opened the Public Hearing.

Mike Boodoo gave an overview of the project stating that he is applying for a change of use from a 120-person restaurant to six one-bedroom units for rent. He stated that there are no structural changes, no excavation, no change in roofline, and he will only be adding inside partitions to make the proposed units accessible.

Brent Privitera of 656 North High Street who is a tenant of the building stated that he is in favor of the project.

Jack O'Brien of 12 Alpenborg Lane spoke in opposition of the project. He stated that these should be considered efficiency apartments, which encourage low-income housing. He also stated that at one time, the septic system was overflowing into the pond. He said that after some time, the Code Enforcement Officer, Brenda Day, was able to get this problem resolved. He added that the proposed construction has already been initiated within the building.

William Drew of 166 Stanley Hill Road, Fryeburg stated that he's had issues with Mr. Boodoo for years. He stated that when he was hired by Mr. Boodoo and hooked up the motel to the septic system out back, and that Mr. Boodoo wanted to tie into half of it. He stated that might be the cause of the problem with the septic overflowing into the pond. Mr. Drew stated that he completed the work 4 years ago and was never paid nearly \$6000.

Mary Drew of 166 Stanley Hill Road, Fryeburg, stated that she obtained a police call log dated from January 2020 to current, which showed 81 police calls to 656 North High Street for various issues, as well as 6 calls to 19 Dyvonne Terrace (Mr. Boodoo's residence). Ms. Drew asked if the single-wide trailer on 665 North High Street has been permitted. Ms. Drew stated that Mr. Boodoo has a track record of not paying contractors. She stated that she has a paper trail showing that there has been a lien placed on the property. This documentation was submitted to the Board as evidence at this meeting as well as screen-shots of text messages between the Drew's and Mr. Boodoo.

Mr. Boodoo stated that Brenda was called out as well as the Health Inspector at the time. Mr. Boodoo stated that Mr. O'Brien came to his front door and said it was a problem with the holding tanks. Mr. Boodoo also stated that Governor Mills has a post on the State of Maine website stating that there is a 30-day minimum stay still in effect for this type of housing.

Joe and Lynn Gonzales-Rivas of 19 Alpenborg Lane spoke via Zoom in opposition of this project. Ms. Gonzales-Rivas asked if this project is filling a need for low-income housing with the town, if there will be any environmental impacts on the pond, and if the tax revenue will offset the impact that this will have on the town. Chair Brusini responded and stated that aside from the impact on the town, these are not the purview of this Board to address such concerns.

Mr. Gonzales-Rivas stated that the lien brought to the Boards attention is of major significance and that there are many unanswered questions. He stated that the load on the septic should be taken into consideration.

The Board chose to keep the Public Hearing open and requested the following documents be presented (submitted in writing 12 days prior) at Mr. Boodoo's next appearance before the Board:

1. An updated and signed site plan map or maps, with all structures and other requirements of the ordinance.

2. An updated map of the existing wastewater/septic systems on the subject properties (the motel / apartment lot, and the lot across the street), signed and dated by a qualified engineer or professional.
3. Proof that the existing wastewater (septic) system can support the flows from the proposed 6 apartments units along with any other motel or dwelling units tied into that same system. This should include the flow calculations.
4. If applicable, an updated subsurface wastewater disposal system application (HHE-200 form) approved by the local plumbing inspector.
5. A breakdown of costs which includes the quotes or contract(s) from a general contractor for the individual subcontract work performed (electrical, plumbing, etc.), and the names of each the general contractor and subcontractor doing the work.
6. A letter from the bank stating you have readily available funds to cover the total expenditures for the work listed in 5., above.
7. A copy of the lease agreement used for rentals.
8. Documented proof of inspection of the septic system serving the proposed apartments units, including the leach field and other parts of the system across the street, holding tanks, pumping stations etc. Documentation must be provided, including all parts of the system that were inspected.
9. Proof from a certified professional that the existing well which is intended to serve the proposed apartments has sufficient capacity for the expansion. The understanding of the Board is that the well to be used for the proposed 6 apartments is the same one as is currently providing water for the 14 units of the motel.
10. From the Fire Chief. A determination as to whether the existing will require sprinklers due to the expansion from 14 units to 20 units. If not, what type of fire retardation is required. Also - any fire or emergency calls to the motel for the past 2-3 years. (If available).
11. From the Police Chief - confirmation of the number of police calls/visits to the motel and the residence behind the hotel since January 2020. Please break down the list by year, and if possible, general issue (e.g., noise, mental health, conflict). The Board was told that 81 calls to the motel and 6 calls to the residence have been logged since January 2020.

**5c. Pitstop Propane & Fuels  
Raspberry Ln  
Map 6 Lot 24I  
Public Hearing**

Patrick Coughlin of St. Germain gave an overview of the project. He stated that this project is to move bulk oil tanks from Nouria Energy located on Portland Road to Pitstop Propane and Fuels location at Raspberry Lane. Mr. Coughlin presented a slideshow showing plans in detail.

Chair Brusini opened the Public Hearing.

Rita Tyszka of 55 Raspberry Lane spoke regarding opposition on the project. She stated that this was heavily contested the first time around. She also stated that this site sits well into Raspberry Lane and incompatible with the rest of the area (a residential subdivision). She stated that she knew the gate was not operating, but it is surprising that the camera is not working as it was a condition of original approval. She stated that another condition of original approval was that abutters would be notified when tanks were to be purged, to which she has never received any notification. Ms. Tyszka stated that it is her assumption that whatever is promised will not be done, based on past experiences. She stated

that it is a dead-end road and the only way out to Route 302, and that she does not believe she was ever given an evacuation plan that works.

Gary LaPlante of 72 Raspberry Lane spoke in opposition on the project. He stated that the camera on site has not been operational, the gate has been left open numerous times, and that this is irresponsible. Mr. LaPlante stated that past performance is a strong indicator of future performance. He also brought to the Board attention that this will cause more traffic on this road, as well as wear and tear. He stated that he has sent at least 3 emails to the Town requesting a copy of the Safety Plan.

Gail McNamara of 75 Raspberry Lane spoke in opposition of the project and stated that when she bought her house 4 years ago, she was under the impression that this facility would not expand any further. Ms. McNamara also stated she thinks it is terrifying that there is no Safety Plan.

Nancy Hans of 121 Raspberry Lane stated that in 2012 she moved into the neighborhood, you could not tell there was a bottled gas facility there and that it looks like a graveyard for used bottles laying all over the place. She stated that she does not feel that a facility like this should be in a residential area and is concerned about further expansion. She stated that there is no evacuation plan and fears where residents would go since Raspberry Lane is a dead-end road.

Coughlin stated that Pitstop is committed to maintaining adequate communication with Fire Chief and staff.

Dennis Sullivan, manager at Pitstop Fuels, stated that this was not a planned expansion, it was necessary due to a lease agreement ending with Nouria Energy.

Jim Maurice of Raspberry Lane asked applicant about facilities in other towns and how many of those exist in residential areas.

Mr. Coughlin responded and said that the use is approved in the zone that they are proposing it to be in.

Dan Harden explained to abutters that this property does abut a residential zone, but it is not within a residential zone.

Gary LaPlante of 72 Raspberry Lane asked further questions on residential zoning. He stated that he would like to know how many of the existing sites that this company owns are in a residential zone with one egress and an explanation of traffic flow. He stated he would also like more information on traffic flow because he does not believe that home delivery trucks only fill once per day.

Dee Miller asked what the traffic is currently with solely propane trucks and how will that change with the addition of oil.

**Applicant to return to Board for June meeting with the following (applicant to submit documentation 12 days prior to meeting):**

1. A detailed traffic analysis which includes the total number of vehicle trips in and out of the proposed facility each day, and rationale that this does not create an unsafe or unreasonable impact on the roads, existing traffic, the surroundings, etc.

2. A detailed safety analysis and plan which includes the types of emergencies which could occur (fire, etc.,) and the response by Town services and/or others to address an emergency, including protection of the residents of Raspberry Lane. Also including how any safety precautions or devices are tested and assured to be working.
3. A detailed description of how accidental spills are contained within the site and on the Raspberry Lane access.
4. Plans and protocols which demonstrate that the gate will work properly.
5. A narrative on how the site camera works including the interface with the Town, and any procedures that are required for proper camera operation on a continual basis.
6. A narrative describing other fuel sites of a similar size and nature which are located adjacent to or abutting residential neighborhoods. (Please note that this request refers to standard V-6.C.1.)
7. A stormwater report with the supporting calculations. Note that the first stormwater report included phosphorus export analysis.
8. A site plan showing the existing and proposed contour lines, which may include the grading plan.
9. Evidence supporting submission requirement in Section V-5B. (d). (Soil survey)
10. From the Town staff - provide a record of any complaints to the Town concerning the existing business.

**Item #6          Other**

**6a.          Discussion about July regular meeting date**

**MOTION**          Rolf Madsen moved to hold July regular meeting on July 6, 2023, second by Dan Harden  
**MOTION CARRIES 5/0**

**Item #7          Adjourn**

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