

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

**May 2, 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 26, 2023*              Dan Harden moved to approve April 26, 2023 minutes with changes discussed, second by Ken Gibbs

**MOTION CARRIES 5/0**

**Item #4          Public Comment**

**Item #5          Old Business**

- 5a.          Camp Woodlands**  
**Camp Woodlands Rd**  
**Map 6 Lot 40**  
**Findings of Fact & Conclusions of Law Correction**

**MOTION**      Dan Harden moved to accept correction of Findings of Fact & Conclusions of Law for Camp Woodlands, second by Dee Miller

**MOTION CARRIES 5/0**

- 5b.          Blueberry Hill Rd- Estate of Elizabeth M. Haubert**  
**Blueberry Hill Rd**  
**Map 13 Lot 75C**

George Sawyer of Sebago Technics gave an overview of the proposed 3 lot subdivision. He stated that there is an existing house and a large vacant lot.

Discussion ensued between Mr. Sawyer and the Board regarding DEP permitting. The Board agreed to seek legal counsel for clarification.

Ken Gibbs said this is the first subdivision he's seen that the road goes across 1 private lot. Mr. Sawyer stated that the easement was created now, not previously, and that they are working with a local attorney regarding the deed and the easements.

Chair Brusini asked if the 16.4 lot with wetlands is considered a buildable area. Mr. Sawyer stated that they are defined as wetlands, so any building would need to be permitted.

Chair Brusini asked for clarification on the maintenance agreement. She asked Mr. Sawyer if the residents of the 3 lots will be paying for the road within 3 lots or if they will also be paying for things such as snow removal on the road leading into the lots. Mr. Sawyer stated that this has not been discussed at this time, but it would be up to the homeowner's association to decide.

Dee Miller stated that the Board could stipulate that any roads dealing with the 3 lots would have to become part of a HOA.

Dan Harden said that in reading documentation that was provided, it is stated that road repair and maintenance cost will be apportioned accordingly.

**The Board began deliberations and set the following conditions:**

- Waiver for the private road
- Applicant will ensure mylar states "remain a private road"

**MOTION** Dan Harden moved to tentatively approve the application with above conditions pending approval of Findings of Fact & Conclusions of Law, second by Ken Gibbs

**5/0**

**Item #6 New Business**

**6a. C&P Ridge Subdivision  
Hio Ridge Rd  
Map 8 Lots 1-6**

Jim Seymour of Sebago Technics gave an overview of the proposed project for an amendment to existing subdivision plan. He stated that owners, Chuck and Pat Renneker, sold a parcel to an abutter and inadvertently created a subdivision.

Brian Murphy of 372 Hio Ridge Rd stated that he attended the meeting tonight to ensure that changes included in this plan will not affect his deed and property owned that he purchased from the Renneker's in 2022.

Ken Gibbs asked if a new mylar would need to be signed by the Board. The Board asked that 50-foot buffers be added to the new plan prior to signing.

Lega Medcalf of Hio Ridge asked if it was a subdivision for 6 homes, to which Mr. Seymour responded that the answer is 7. She stated she is trying to have the speed limit reduced and the more homes added, the more likely that is to happen.

In addition to mylar, the Board asked applicant for a clean copy of the original subdivision plan.

**The Board began deliberations and set the following conditions:**

- Applicant will ensure mylar will include specific buffers
- Applicant will submit a cleaner copy of previously approved subdivision plan

**MOTION** Ken Gibbs moved to tentatively approve application as presented with the above conditions but withholding final judgement pending approval of Findings of Fact & Conclusions of Law, second by Dan Harden

**MOTION CARRIES 5/0**

**6b. Bridgton Storage & Consignment Expansion  
Portland Rd  
Map 9 Lot 72**

The Board deemed the application substantially complete.

Chair Brusini proposed a site walk.

**MOTION** Ken Gibbs moved to have a site walk, second by Rolf Madsen

**MOTION CARRIES 3/2**

*Site Walk to take place at 3pm on Tuesday, May 9, 2023.*

Jeff Amos of Terradyn Consultants presented on behalf of Mark Lopez. He stated that in phase 1, there was an open space left that Mr. Lopez would now like to utilize. He stated that the total impervious area will now be over 3 acres, which will require DEP approval. DEP approval is pending but expected soon.

Mr. Amos stated that all disturbance for this project is outside of the shoreland zone. There will be 3 new buildings which is equivalent to 11,400 square feet of new storage. Mr. Amos also stated that there will be no impact to current water or sewer usage at existing site. The new project will remain consistent with the existing storage with the same lighting, siding, and coloring.

Mr. Amos stated that owner, Mark Lopez, does not think that asking for sidewalks is reasonable because this is for an expansion, not an entirely new project.

Cathy DiPietro asked how he will comply with Section 3-2B (scheduled uses table). Mr. Amos stated that he is aware that self-storage is not an approved use in this zone. Mr. Amos stated that he is hopeful that since this is an expansion, it would be seen as grandfathered.

Chair Brusini asked applicant to provide a narrative on rational as to how this proposed expansion will meet non-conformance qualifications. Chair Brusini also asked the Board to read the chapter on non-conforming use before deliberating at the next meeting.

Cathy DiPietro asked applicant for an explanation on how to comply with Section 3-3B regarding upland edges of wetlands.

Chair Brusini asked if this is in the Willett Brook Aquifer. Code Enforcement Officer, Brenda Day, will research and report back.

The Board discussed hazardous materials potentially being stored in the units and how to ensure safety measures are taken to avoid spills. Mr. Lopez stated that he has security cameras in place and lease agreements state that no hazardous materials will be stored in the units.

Chair Brusini stated that part of the site is in the flood plain. Mr. Amos stated that this would impact elevation, not volume.

Code Enforcement Officer, Brenda Day, spoke regarding requirements for sidewalks. She explained that other applicants have been required to place sidewalks and that there have been arrangements made with the Town to make the sidewalks all on one side so that eventually, the sidewalks will lead somewhere rather than portions on both sides.

Applicant to return to June 6, 2023, meeting.

**Item #7            Other**

**7a.        May Meetings**

**7b.        July Meeting Schedule**

**Item #8            Adjourn**

**MOTION            Rolf Madsen moved to adjourn, second by Ken Gibbs**

**MOTION CARRIES 5/0**