

Bridgton Planning Board Meeting Minutes
In Person Meeting

June 12, 2023
4:00 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	X
Dee Miller	X		
Dan Harden	X		
Cathy DiPietro- Alternate			

Item #1 Call to Order

Chair Brusini calls meeting to order at 4:00pm.

Alternate, Cathy DiPietro, is absent.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *June 6, 2023* Dan Harden moved to approve June 6, 2023 minutes, second by Ken Gibbs

MOTION CARRIES 5/0

Item #4 Old Business

**4a. Sundown Lounge
 Depot St
 Map 23 Lot 134**

MOTION Ken Gibbs moved to approve Findings of Fact & Conclusions of Law for Sundown Lounge, Second by Dee Miller

MOTION CARRIES 5/0

**4b. Pitstop Propane & Fuels
 Raspberry Ln
 Map 6 Lot 24I**

The Board asked questions to applicant, Patrick Coughlin, of St. Germain prior to deliberations.

Ken Gibbs asked about minimum frontage and Code Enforcement Officer, Brenda Day, stated that the minimum setback line is 20 feet because the property is abutting the Rural Neighborhood District.

Rolf Madsen asked Fire Chief, Glen Garland, to explain the difference between flammable and combustible. Chief Garland stated that anything 100 degrees or less Fahrenheit is considered flammable and anything 100 degrees Fahrenheit or more is considered combustible.

The Board discussed meters and uses. Dee Miller wanted to establish that the meters that were discussed are not on site, but that they are part of the equipment the fire department uses.

Chair Brusini made a comment regarding a statement that an abutter, Rita Tyszka, had brought to the Board's attention previously regarding distance between oil and propane tanks. Chief Garland stated that the minimum distance between oil and propane tanks is 20 feet of separation, and the setbacks from tank(s) to property lines is 25 feet.

Chair Brusini asked Chief Garland if emergency training by the Fire Department is done at specific sites. Chief Garland stated that the Fire Department does do functional training, but it does not happen every year. He stated that it has been done in the past.

The Board began deliberations and set the following conditions:

- Facility will not go into use until the Spill Protection Plan has been certified and provided to the CEO
- A sign will be installed visible to trucks that states "no prolonged idling"
- A vehicle barrier will be placed to fill gap on right side of gate
- An actuator will be installed with automated close on the gate
- Snow will be cleared at gate and full length of gate after each storm
- AST approval will be given to the Fire Chief, and chief will be in attendance at inspection with Fire Marshal (should an inspection take place)

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

MOTION CARRIES 5/0

Item #5 Other

Item #6 Adjourn

MOTION Ken Gibbs moved to adjourn, second by Rolf Madsen

MOTION CARRIES 5/0