

**Bridgton Planning Board Meeting Minutes****June 15, 2023****Site Walk****3:00 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>
Dee Miller	<b>X</b>	Tori Hill, Dir. Of Comm Development	<b>X</b>
Dan Harden	<b>X</b>		
Angie Cook			
Cathy DiPietro- Alternate	<b>X</b>		

**1. Call to Order**

Deb Brusini, Chair, calls meeting to order at 3:00pm.

5 members of the Planning Board attended, as well as staff, and 3 members of the public.

**2. Old Business**

**2A. Makers Mill  
Main St  
Map 23 Lot 108 & 109**

The Board walked the site with applicant, Justin McIver of Main Eco Homes, and engineer, Esther Bizier of Main-Land Development Consultants, Inc.

The Board had an opportunity to ask the applicant questions and see the site of the proposed project.

Items requested by the Board:

1. Cut and Fill calculations / drawing (if drawing available) in shoreland zone
2. Square footage of each green space "block" in the Makers Mill lot
3. Details of retaining walls /drawings (this was also asked for at the first meeting)

Observations/Answers to Questions:

1. Cones/tapes were positioned at each corner of proposed buildings.

2. The applicant and their engineer walked the Board through the various sections of the proposal explaining features, uses, various details, and answered questions posed by the Board. The outer edges of the development on both lots were pointed out, as well as parking areas.
3. The large boulder wall behind the existing building on lot 109 will be preserved.
4. The location of fire hydrants was pointed out.
5. A manhole in the footprint of the Makers Mill building is not in use/not needed.
6. The location of the fountain and general size was pointed out. The current consideration is for the fountain to represent a water wheel.
7. New sidewalks are planned in front of the Brookside building (the building adjacent to Steven Brook).
8. There will be two retaining walls behind the buildings on the lot adjacent to the brook, in the Shoreland Zone.
9. Warmer lighting will be used outdoors, and applicant is considering using cobblestones in certain areas to give a historical feel.
10. Landscaping plans are being worked on.
11. Dee Miller suggested landscaping to the rear of the large parking lot (facing the brook).
12. Dan Harden asked about ladder truck access behind the Makers Mill building. Fire Chief Garland explained access and routing for the Makers Mill building, and specifically - access to the rear of the building.
13. The new bridge over Steven Brook is proposed to span the Brook at its narrowest section. The bridge will serve multiple lots and buildings.
14. Major clearing will not occur adjacent to the brook; however, invasive growth will be removed, cleaned up, etc.
15. The Steven Brook trail will be cleaned up and delineated more clearly in some areas.
16. The Brookside building comes within 41 +/- feet of the brook and that proximity to the brook is based upon a legally existing nonconforming structure currently in place. The applicant is not planning to request a reduction in minimum shoreland set-back from Stevens Brook.
17. Signage is being considered to direct visitors to the various parts of the new development; various historical and decorative kiosks/murals etc. are being considered.

### **3. Other**

### **4. Adjourn**

**MOTION**            Dan Harden moved to adjourn, second by Rolf Madsen

**MOTION CARRIES 5/0**