

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

**June 6, 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	<b>X</b>
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate			

**Item #1 Call to Order**

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

Alternate, Cathy DiPietro, is absent.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** *May 2, 2023* Dan Harden moved to approve May 2, 2023 minutes, second by Ken Gibbs

**MOTION CARRIES 5/0**

**MOTION** *May 9, 2023* Rolf Madsen moved to approve May 9, 2023 minutes, second by Ken Gibbs

**MOTION CARRIES 5/0**

**Item #4 Public Comment**

**Item #5 Old Business**

**5a. Pitstop Propane & Fuels**  
**Raspberry Ln**  
**Map 6 Lot 24I**

**Public Hearing (Continued)**

Patrick Coughlin, Johnathan Malloy, Norma Rugg and Dennis Sullivan were present to represent Pitstop Propane and Fuels. Mr. Coughlin presented evidence in response to the Planning Boards requests at the last meeting. He gave an overview of the project stating that the two oil tanks from the Nouria gas station to be moved to the existing site on Raspberry Lane.

The Board and abutters had an opportunity to ask questions on the evidence submitted since last meeting.

Abutters Gary LaPlant, Rita Tyszka, and Robert Tyszka spoke regarding evidence submitted by the applicant.

Ken Gibbs asked for more detail on what happens if there is a problem and if there are plans regarding how to deal with an emergency.

Chief Garland stated that there has been 1 emergency call since the plant has been active. The call was for an odor, which was a small leak on a tank that was removed from a customer's home. The valve was shut tightly, and the issue was resolved. Chief Garland stated that no evacuation or notification to neighboring houses was given.

Chair Brusini and Dee Miller asked if there were additional hazards to storing both oil and propane in the same area. Chief Garland stated that #2 heating oil is stable and is not substantially hazardous. Chief Garland stated that he does not see it as an increased risk to store both in the same area.

Chair Brusini asked if the AST permit will be taking the place of the FSA.

Rita Tyszka of Raspberry Lane stated that the FSA was never approved for the facility and that it is not in line with the current configuration. She stated that she still has not seen an evacuation plan after years of asking.

Gary LaPlante asked if the gate has been fully operational since the last meeting. He stated that on May 17, 2023, the gate was not operational, and he said he has pictures to prove this. The applicant stated that the gate is in working order to the company's knowledge and that the drivers have been instructed to manually close the gate if it is ever not working properly.

Dennis Sullivan stated that the security camera is not entirely operational yet but is still being worked on.

**MOTION** Ken Gibbs moved to close the Public Hearing, second by Rolf Madsen  
**MOTION CARRIES 5/0**

**MOTION** Rolf Madsen moved to hold a special meeting for Pitstop Propane and Fuels on June 12, 2023, at 4:00pm, second by Ken Gibbs  
**MOTION CARRIES 5/0**

**5b. Bridgton Storage & Consignment Expansion  
Portland Rd  
Map 9 Lot 72**

Jeff Amos or Terradyn Consultants presented application updates since last appearance before the Board.

Discussion ensued between applicant and the Board regarding forested wetlands and the 75-foot setback. Code Enforcement Officer, Brenda Day, showed a map showing fresh water and a map showing forested wetlands. CEO stated that it is the responsibility of the applicant to prove this and recommended a wetland delineation be done.

**MOTION** Ken Gibbs moved to table this project to a to be determined date, second by Dee Miller  
**MOTION CARRIES 5/0**

**5c. Makers Mill  
Portland Rd  
Map 23 Lots 108 & 109**

The board deemed the application substantially complete.

**MOTION** Ken Gibbs moved to hold a public hearing for Makers Mill, second by Rolf Madsen  
**MOTION CARRIES 4/1**

**MOTION** Ken Gibbs moved to have a site walk, second by Rolf Madsen  
**MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to have a site walk on June 15, 2023 at 3pm, second by Ken Gibbs  
**MOTION CARRIES 5/0**

Justin McIver of Main Eco Homes and Esther Bizier of Main-Land Development Consultants gave an overview of the proposed project. He stated that this has been a collaborative project with community involvement.

The Board discussed with the applicant what additional information they will be looking for at the Public Hearing.

To be continued at Public Hearing.

**Item #6 New Business**

**6a. Sundown Lounge  
Depot St  
Map 23 Lot 134**

The Board deemed the application substantially complete.

Mitch Slattery of Sundown Lounge stated that this is for entertainment, which will be lower scale music such as acoustic sets with 1-3 in a band.

The Board began deliberations and set no conditions.

**MOTION** Dan Harden moved to tentatively approve the project as presented and submitted but withhold final judgement pending approval of Findings of Fact & Conclusions of Law, second by Ken Gibbs  
**MOTION CARRIES 5/0**

**Item #7 Other**

**Item #8 Adjourn**

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

