

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

**June 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>
Angie Cook	<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	<b>X</b>		

**Item #1 Call to Order**

Code Enforcement Officer, Brenda Day, calls meeting to order at 5:00pm.

**Item #2          The Pledge of Allegiance**

**Item #3          Election of Officers**

**MOTION**          Dan Harden nominated Deb Brusini for Chair, second by Rolf Madsen

**MOTION CARRIES 5/0**

**MOTION**          Dan Harden nominated Rolf Madsen for Vice Chair, second by Angie Cook

**MOTION CARRIES 5/0**

**Item #4          Approval of Minutes**

**MOTION**          *June 12, 2023*                  Dan Harden moved to approve June 12, 2023 minutes, second by Dee Miller

**MOTION CARRIES 5/0**

**MOTION**          *June 15, 2023*                  Dan Harden moved to approve June 15, 2023 minutes, second by Dee Miller

**MOTION CARRIES 5/0**

**Item #5          Old Business**

**5a.          Makers Mill**  
**Portland Rd**  
**Map 23 Lots 108 & 109**  
**Public Hearing**

Chair Brusini gave an overview of the application process to date for Makers Mill. She then opened the Public Hearing.

Rolf Madsen asked Chair Brusini for applicant to go through the application in more detail than usual due to the complexity of the project. Chair Brusini asked the Board and all were in agreement.

Justin McIver of Main Eco Homes gave an overview of the project. He stated that this was a shared vision from multiple people in the community and town staff to see what the people of Bridgton were looking for.

He stated that this project will be tying in history to a new project. It will include removing 2 existing buildings and 2 new historical, modern buildings will go in their place. The two buildings will include a train station as a brewery and restaurant, as well as the Makers Mill, which will replicate the Pondicherry Mill. Mr. McIver stated that the new buildings will also incorporate housing.

Mr. McIver noted that cobblestones and soft lighting will be incorporated to make the area feel like a walk back in time. The project will include shops along the river and the existing trail system will be incorporated into the project. Mr. McIver stated he has been working with Lakes Environmental Association and Loon Echo Land Trust on this aspect of the project.

Esther Bizier of Mainland Consultants spoke about the project and gave updates since last meeting.

Paul Tworog stated that he would like to keep Bridgton not only a nice place to visit, but also a nice place to live. He stated that it is a hugely complicated project. He stated that he is attending tonight as a citizen, not a member of the Selectboard. He stated that this project has been presented as being backed by the town, but there was no committee.

Mr. Tworog stated that it is important to keep in mind that the role of the Planning Board is to evaluate against what has been town backed, as in the Land Use Ordinance, and that ordinance is particularly strict in the downtown area because the people understand how valuable that is. He stated that the other role that the Planning Board is tasked with is interpreting the ordinances in areas that may not be black and white.

Dee Miller stated that she believes that form follows function. She said that sometimes the function is to gain the greatest potential per square foot, which she stated is clearly not the case in this project. Ms. Miller stated that she has been concerned about this part of Main Street for decades. She said that she is concerned that some of the ideas may not be as successful as Mr. McIver hopes.

Rolf Madsen asked if the analysis on parking could be based on use of what is happening in the project. He stated that he would like to see this based on an international standard.

Mr. Madsen also asked if the 15 new apartments will have their own designated parking spaces for year-round tenants. The applicant responded and stated that there will be spaces dedicated to these apartments.

Dan Harden asked what section of Depot Street will be closed for events. Discussion ensued between the applicant, the Board and Chief Garland stated that the bridge on Depot Street will be replaced so there will not longer be a weight restriction that will not allow fire trucks to pass over, meaning this will essentially not be an issue.

Chair Brusini asked if Makers Mill and Brookside building are being counted as accessory structures. Chair Brusini stated that she would consider this multiple principal structures, not accessory structures per definition.

The applicant was asked to submit answers to the Boards previously asked questions, as well as questions asked tonight, 12 days prior to the continuance of this Public Hearing.

Public Hearing to be continued on August 1, 2023, meeting.

**Item #6            Other**

Chair Brusini stated that there has been an unfilled alternate slot for over a year, and she would propose that the Board present to the Select Board that Ken Gibbs be appointed as an alternate.

**MOTION**            Angie Cook moved to propose to Select Board that Ken Gibbs fill open position as alternate, second by Dan Harden

**MOTION CARRIES 5/0**

**Item #7            Adjourn**

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

**MOTION CARRIES 5/0**