

Bridgton Planning Board Meeting Minutes
In Person Meeting

July 6, 2023
5:00 pm

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	X
Rolf Madsen, Vice Chair		Loralee Phillips, Admin Asst., Staff	X
Ken Gibbs- Alternate	X	Tori Hill, Dir. Of Comm Development	
Dee Miller	X		
Dan Harden	X		
Cathy DiPietro- Alternate	X		
Angie Cook	X		

Item #1 Call to Order

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

Chair Brusini announced that the Planning Board had made a recommendation to the Select Board for Ken Gibbs to fill the vacancy as an alternate, and he was appointed as this member.

Rolf Madsen is absent.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *June 26, 2023* Dan Harden moved to approve June 26, 2023 minutes, second by Angie Cook

MOTION CARRIES 5/0

Item #4 Public Comment

Item #5 Old Business

5a. Boodoo Holdings
North High St
Map 13B Lot 10
Public Hearing (Continued)

Mr. Boodoo did not appear before the Board.

5b. Pitstop Fuels
Raspberry Ln
Map 6 Lot 24I

MOTION Dan Harden moved to approve Findings of Fact & Conclusions of Law with advised corrections, second by Dee Miller

MOTION CARRIES 5/0

Item #6 New Business

**6a. Stark Storage
North High St
Map 12 Lot 22
Amendment**

The Board deemed the application for amendment substantially complete and determined that a Public Hearing will not be necessary.

Applicants' agent, Suzanne Brunelle of Devine-Millimet gave an overview of the application for amendment. The proposal for an amendment is for an internally lit sign, which was prohibited by a condition imposed by the Planning Board in the previously approved application.

Code Enforcement Officer, Brenda Day, stated that any condition set by the Planning Board cannot be overridden by the Code Enforcement Officer. Once the condition has been made by the Board and is in the Findings of Facts & Conclusions of Law, the condition cannot be changed without an amendment. Ms. Day also stated that several complaints were received by the public regarding the internally lit sign.

Ms. Day stated that the permit she received was assumed to be what she had discussed in detail with the applicants engineer, which was an externally lit sign. She stated that there were conversations between herself, and the applicants engineer that to change this condition, an amendment would need to be presented to the Board.

Dan Harden stated that he had received complaints and referred the complainants to the Code Enforcement Officer, per town process. Mr. Harden stated that he owns a business across the street and could confirm that the complaints that the sign was very bright are legitimate.

Dee Miller stated that the sign that was approved by the Board was an externally lit sign. She stated that it is unknown which businesses will be coming into that area in the future, so it would be difficult to determine if the sign in violation would be looked at as a benefit as an industrial area, or a deterrent to the existing rural aspect of the area.

Mark Lopez stated that the applicant accepted the condition of an externally lit sign. Mr. Lopez stated that sometimes an applicant will accept conditions to expedite approval. He stated that the only reason the applicant came back to the Planning Board was because the Select Board was ready to begin fining Stark Storage for the violation.

The Board began deliberations:

MOTION Dee Miller moved that it does not meet standard J. Advertising Features in the Site Plan, second by Dan Harden

MOTION CARRIES 5/0

MOTION Dee Miller moved that this does not meet standard L. Exterior Light in the Site Plan, second by Dan Harden

MOTION CARRIES 5/0

MOTION Dee Miller moved that it does not meet standard D. in the Sign Ordinance, second by Dan Harden
MOTION CARRIES 5/0

MOTION Chair Brusini moved that it does not meet Item I. in the Sign Ordinance, second by Dan Harden
MOTION CARRIES 5/0

MOTION Chair Brusini moved that it does not meet Item J. in the Sign Ordinance, second by Dee Miller
MOTION CARRIES 5/0

MOTION Dan Harden moved that it does not meet standard #1 Section VII, second by Dee Miller
MOTION CARRIES 5/0

MOTION Chair Brusini moved that it does not meet standard #5 Section VII, second by Dan Harden
MOTION CARRIES 5/0

MOTION Chair Brusini moved that it does not meet standard #6 Section VII, second by Dan Harden
MOTION CARRIES 5/0

MOTION Chair Brusini moved that it does not meet Item P. Section VII, second by Dan Harden
MOTION CARRIES 5/0

MOTION Dan Harden moved to deny application to amend pending approval of Findings of Fact & Conclusions of Law for Stark Storage, second by Angie Cook
MOTION CARRIES 5/0

**6b. Nouria Energy
Portland Rd
Map 5 Lot 85-1 & 85-2
Amendment**

The Board deemed the application for amendment substantially complete, and no Public Hearing or Site Walk will be necessary.

Norm Chamberlain of Walsh Engineering presented the proposed amendment. He stated that the basement proposed on plans is no longer happening. Pat McLaughlin of Nouria stated that the changes to the plan will make the building fit better into its surroundings.

The Board began deliberations and set the following conditions:

- Applicant will submit final drawings for canopy with changes to Code Enforcement Officer, Brenda Day

MOTION Dan Harden moved to approve application for amendment for Nouria Energy, second by Angie Cook

MOTION CARRIES 5/0

**6c. Sweden-Milbrook Subdivision
Sweden Rd
Map 13 Lot 81A & 82**

Ken Gibbs recused himself.

The Board deemed the application complete and decided to hear the presentation before determining if a Public Hearing or Site Walk will be necessary.

Jim Seymour of Sebago Technics gave an overview of the project. He stated that this is in the Lakeside Neighborhood district totaling 6.3 acres and there will be 5 lots, 2 of which will share a driveway. Mr. Seymour stated that each lot will have a 100-foot buffer.

Mr. Seymour stated that a waiver of the HHE-200 was requested due to potential changes in home locations.

Tom Stone of 279 Sweden Road asked if there are any duplexes being built. Mr. Lopez stated that these will all be single-family homes and 1 home per lot. Mr. Stone stated that the drawings sent out to abutters were illegible.

Timothy Creem stated that he did not receive the drawing, only a letter.

The Board discussed the requirements of noticing abutters. Dan Harden stated that we cannot be sure if the abutters were all sent the drawings or if only 1 person possibly misplaced the drawing as Mr. Creem did receive the letter. Chair Brusini stated that the options are to call for a Public Hearing or to continue.

Dee Miller stated that procedurally, if the abutters would like the possibility of an appeal, that a Public Hearing should be held. Cathy DiPietro and Angie Cook agreed that giving the abutters the best opportunity to voice their concerns.

MOTION Chair Brusini moved to hold a Public Hearing, second by Cathy DiPietro

MOTION CARRIES 3/2

The Board granted abutters time to ask questions and give comments prior to the Public Hearing.

Tom Stone stated that this is a very wet property. He stated that at one time, Bruce Warren dug a trench to keep the water flushed down.

Donna Joss asked Mr. Lopez if he is considering the lighting that will be going into these homes. She stated that she is concerned with the amount of light that will be brought to the neighborhood and impact of light pollution on the animals and insects that live there. Ms. Joss also asked about the lack of speed limit sign on Milbrook Rd. Chair Brusini stated that this would need to be a request from the Planning Board to the Select Board.

Elna Stone asked for an idea of what the homes will look like. Mr. Lopez responded and stated that this is not a requirement of the ordinance.

Tim Creem of Milbrook Rd asked if the builders have considered the amount of water that comes down Milbrook Road and the inability of the current “gutters”. He stated that when the town does not keep these gutters clean, the amount of water that comes from storms rips out the road. Mr. Creem stated that he would like a better understanding of how the water flow will impact the existing homes. He also stated that the existing houses are quite separated and that this will change the character of the neighborhood completely.

Ken Gibbs of 27 Milbrook Rd stated that there is a deep ditch on the west side of Milbrook Rd. Mr. Gibbs stated that the culverts are currently filled up with vegetation and storm debris. Mr. Gibbs said that the applicant says there is no reason for formal stormwater management of the lot, but he is concerned because these lots produce significant amounts of water, and he thinks this should be considered.

Tom Stone stated that this Spring so much water came down that it ripped out his driveway and culvert and went across the lawn. He stated it was like a river coming across the lawn and a lot of protection should be taken against this.

Mark Lopez stated that there is a Land Use Ordinance in place, and this should be taken into consideration, and that this project meets this.

Cathy DiPietro asked the applicant if they’d like to revisit phosphate calculations due to the shared driveway. Ms. DiPietro also asked for a full stormwater analysis. Jim Seymour stated that there is a pocket of wetlands on lot 1, but most of the wetlands come from off site.

To be continued at Public Hearing August 1, 2023, meeting.

**6d. Ten Lakes Medical Complex
Portland Rd
Map 10 Lot 3-1 & 3-2
Pre-Application**

Jim Seymour of Sebago Technics presented and overview of the preapplication and stated that this will be a new wellness center. This will be 2 lots east of the new Napa building.

Mr. Seymour stated that this project is on 2 lots which consist of a total of 6.51 acres. There will be an 8200-8500 square foot building and parking to support the proposed wellness center.

Town sewer will not be available at this location, so private septic will be installed.

The Board asked questions on parking, zoning overlay, and type of practitioners will be working in the building.

Applicant to return to the Board in early Fall 2023.

Item #7 Other

Item #8

Adjourn

MOTION Dan Harden moved to adjourn, second by Ken Gibbs

MOTION CARRIES 5/0