

Bridgton Planning Board Meeting Minutes
In Person Meeting

August 1, 2023
5:00 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- Alternate	X	Tori Hill, Dir. Of Comm Development	
Dee Miller	X		
Dan Harden			
Cathy DiPietro- Alternate			
Angie Cook	X		

Item #1 Call to Order

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

4 regular members and 1 alternate member were present. Cathy DiPietro and Dan Harden were absent. Alternate, Ken Gibbs, was made a voting member.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *July 6, 2023* Rolf Madsen moved to approve July 6, 2023 minutes, second by Angie Cook

MOTION CARRIES 5/0

Item #4 Public Comment

Item #5 Old Business

5a. Makers Mill
Main St
Map 23 Lot 108 & 109
Public Hearing (Continued)

Chair Brusini reopened the Public Hearing.

Esther Bizier of Main-Land Development Consultants gave an overview of most recent submission for the project.

Paul Tworog spoke as a resident of the Town of Bridgton and stated that there are several aspects to this project that do not meet the Land Use Ordinance. Mr. Tworog stated that the Downtown Village Business District I purpose including scale, pattern and character must be maintained. Mr. Tworog also stated that despite the size of the Makers Mill, the building is labeled as the accessory building. Mr. Tworog noted that he recently saw 15 cars parked in the stone slab parking lot, which is not meant to be parking at this time. He also noted that the lot next to Queens Head Pub was filled, the lot by Walgreens was filled, and vehicles were parked on grass next to Stevens Brook.

Ingrid of Bridgton stated that she feels whenever Stevens Brook is involved, there is always significant clearing. Her concerns were regarding preserving the land and protecting the water.

Marilyn Smith of Bridgton stated that she has concerns with how much of the sewer system is being used by this development. She also stated she has concerns with the brewery and how much water will be used. She also mentioned that parking is a concern, specifically at the intersection with the traffic light. She asked who monitors compliance regarding rules of the Stevens Brook, because she has noticed that the people who are cleaning are sweeping toward Stevens Brook.

Donna Joss of Milbrook Road stated that the “thing” on the back of the building is ugly and the developer could do better.

Esther Bizier answered questions from the public. She commented on parking, pollution, stormwater, and street wall concerns.

Paul Tworog asked what the current height of the bell tower is compared to the height of the new tower. He also further explained his parking questions.

Dee Miller stated that distinctions are not being made between the use of parking spaces. She stated that counting available parking spaces is not the answer because it will not give an accurate picture. She stated that the more she looks at this, the more she thinks it does not fit into the scheme for the Main Street because it appears to be a lot of pavement and a shopping center, and that this will put stress on the area. Ms. Miller stated that she would like a stipulation in the Findings that the rentals would be long-term. She also mentioned that walkability is a concept, meaning that saying people will be willing to walk, does not mean that they will walk. Ms. Miller also noted that when this project was first represented, it was supposed to be a replica and that it is no longer a replica.

Ken Gibbs asked if there will be any vegetation or trees that need to be removed. Esther stated that there is an existing gravel path behind current Potters Place building and that there will be some vegetation clearing outside of 50-foot structure setback in the back corner of proposed parking area. Otherwise, clearing will be minimal such as cleaning up invasive vines. All large trees will remain. The existing Stevens Brook trail will also remain, and a new connection will be added.

Rolf Madsen asked about public versus private parking spaces. Mr. Madsen stated that he is concerned that there will not be adequate parking for a project this large in conjunction with the other existing commercial businesses.

Chair Brusini stated that she agrees with Ms. Miller and Mr. Tworog in reference to the street wall concerns. Esther stated that the applicant is intending for Depot Street to be the primary frontage. Chair Brusini also stated that she agrees with Mr. Madsen’s concerns regarding the parking analysis.

Chair Brusini stated that with the amount of people this project would bring, that she has concerns about trash. She also asked Esther about signage in the Shoreland Zone, lighting on the streamside, and the basement plan for the brewery with concerns to that building being in the floodplain.

Dee Miller stated this is a small town that can only absorb so much activity at a time. Ms. Miller stated that there are issues of scale and that the impact of scale needs to be considered. She stated that the town has built their reputation on being sensitive to these features and to protect our resources.

The Public Hearing was recessed and the applicant to return to September meeting.

**5b. Sweden-Milbrook Subdivision
Sweden Rd
Map 13 Lot 81A & 82
Public Hearing**

Ken Gibbs recused himself.

Chair Brusini opened the Public Hearing.

Jim Seymour of Sebago Technics gave an overview of updates to the plan. He stated that the water coming down Sweden Road to Milbrook Road is a problem and recognizes the abutters concerns. Mr. Seymour stated that he did speak to David Madsen, Public Works Director, and Mr. Madsen stated that fixing this problem on Milbrook Road is not priority at this time due to the number of other more pressing problems.

Tom Stone of Sweden Road asked about septic and water for the 5 homes, if there is any chance of these homes being duplexes, and how will the proposed 100-foot culvert be maintained.

Kathleen Woolgar of Blueberry Hill asked about runoff in Highland Lake, if the meadows can be put along the road with houses set further back, and spoke to concerns about existing trees and wetlands.

Timothy Creem of Milbrook Road stated that he is the largest landowner abutting the property that will be damaged by this overflow. He stated that all diagrams show where water is going to go over a wall on Milbrook Road and that road is one boulder wide. He stated that this wall is 6-8 feet wide and said this will speed water flow immensely.

Ken Gibbs of Milbrook Road stated that the rain events have been abnormal, but the runoff problem is not. He stated that these issues happen year-round and that if these 5 houses come to Milbrook Road, that the runoff will be accelerated.

Johnathan Wells of Blueberry Lane stated that he agrees with what Kathy Woolgar brought up. He stated that this will change the character of the neighborhood and that there are concerns about road washing out.

Donna Joss of Milbrook Road stated that she agrees with the concerns about the water runoff and is concerned about impact on dark skies and lighting that will occur given 5 new homes in the small neighborhood. Ms. Joss asked the Board to make a contingency that the builder will have minimal outdoor lighting during construction, so the neighborhood is not lit up at night as to not affect the human, wildlife, and insect life. Ms. Joss also asked the Board to put a speed limit sign on Milbrook Road. Chair Brusini stated that this is not something the Planning Board can do, but the Planning Board can bring it to the attention of the Select Board.

Carl Lindberg of Milbrook Road asked if the 100-foot culvert will be the towns responsibility or homeowners to maintain.

Colin Holme of Lakes Environmental Association stated that the new plans there is a phosphorous compensation. Mr. Holme asked if the policy had been adopted. Code Enforcement Officer, Brenda Day, stated that she is waiting to hear from DEP to move forward with the policy. Mr. Holme stated that any compensation fee for phosphorous should go straight into fixing Milbrook Road by upgrading the size of the culverts.

Mr. Holme also stated that 100-foot culverts are difficult to maintain. He stated that because the driveways go through the buffers of both Milbrook Road Lots, it could bypass the purpose of the buffer to filter. He stated that paving is a good idea in this case to keep driveways from eroding. He also requested applicant build some sort of permanent berm to ensure the buffer functions as intended.

Paul Pinkham of Sweden Road stated that he sees this as a fairness issue. He stated that the 6 acres that they are looking to develop is not the root cause of the water issues.

Steve Buswell of Milbrook Road said that all the water that is being talked about all ends up on his land and the adjacent 12 acres. Mr. Buswell stated that he is very concerned about the 5 septs and effluent from those systems going straight down to Milbrook Road and across to his property.

Destin Pinkham, owner of field in question, stated that the video looked like it was slightly off the field and onto the other property. Mr. Pinkham also stated that unless the developer plans on working well past working hours, lighting should not turn into an issue.

Mr. Stone stated in response to Mr. Pinkham's comments that the lots that were sold were sold were 5 acres each, not a 6-acre lot with 5 houses as proposed.

Mr. Lindberg stated that he submitted the videos of water rushing and showed on the site plan where the video was taken.

Jim Seymour answered questions from the public.

The Board and Mr. Seymour discussed a wooded buffer versus a meadow. Mr. Seymour stated that if this were to be returned to a wooded buffer, it would benefit the stormwater issues.

Chair Brusini asked if there was any objection from the applicant on the Board potentially making a condition of approval that the trees along Milbrook Road remain (aside from driveway and utility cutting). Mark Lopez stated that this would not be an ordinance-based condition and he does not feel that it should be set.

Chair Brusini asked Chief Garland what would happen if the Fire Department did not have a fire pull-out. Chief Garland stated that the trucks would need to operate in the middle of Milbrook Road. The purpose of the space is to avoid shutting down a whole road.

Chair Brusini asked the Board to look at the definition of driveway. Chair Brusini asked Mr. Seymour for information at the next meeting on how the roads and driveways meet subdivision regulations.

Rolf Madsen requested Public Works Director, David Madsen, to submit his thoughts on the runoff issues and show what is the towns responsibility and what is the homeowner's responsibility. Chair Brusini stated that she will make a written request.

Mark Lopez stated that he would get back to the Board by the end of the week on whether he will be continuing with this project. He stated that this has turned into a big process and that there are other options for this piece of land.

**5c. Stark Storage- Amendment
North High St
Map 12 Lot 22**

Findings of Fact & Conclusions of Law

Dee Miller stated that the sign that the applicant referenced for Harvest Hills being internally lit was incorrect- this sign does not exist.

MOTION Rolf Madsen moved to approve the Findings of Fact & Conclusions of Law for Stark Storage- Amendment, second by Ken Gibbs

MOTION CARRIES 5/0

**5d. Nouria Energy- Amendment
Portland Rd
Map 5 Lot 85-1 & 85-2
Findings of Fact & Conclusions of Law**

MOTION Angie Cook moved to approve the Findings of Fact & Conclusions of Law for Nouria Energy- Amendment, second by Ken Gibbs

MOTION CARRIES 5/0

Item #6 New Business

**6a. Highland Lake Resort
North High St
Map 47 Lot 20-20**

The Board discussed missing documents in the application and whether the application would require a Public Hearing.

Travis Nadeau of Platz Associates Architects gave an overview of the proposed project. He stated that the plan is to expand vertically to an existing garage for 6 additional rooms targeting long-term stays. He stated that these rooms will include water views and front porches overlooking the roadside.

MOTION Rolf Madsen moved to hold a Public Hearing on September 5, 2023, second by Ken Gibbs

MOTION CARRIES 5/0

Julie Davis of North High Street, an abutter, stated that she owns a road that is directly behind the property, and she would like to make sure that there is no traffic from the resort coming or going from this private way.

Item #7 Other

7a. Workshop August 15, 2023

Item #8 Adjourn

MOTION Angie Cook moved to adjourn, second by Dee Miller

MOTION CARRIES 5/0