

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

**September 5, 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- Alternate	<b>X</b>	Tori Hill, Dir. Of Comm Development	
Dee Miller	<b>X</b>		
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate	<b>X</b>		
Angie Cook	<b>X</b>		

**Item #1 Call to Order**

Chair Brusini calls meeting to order at 5:00pm. All regular members and alternates present.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** *August 1, 2023* Dan Harden moved to approve August 1, 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)**

Chair Brusini stated that this is an application to convert a restaurant into apartments.

Mike Boodoo stated that the last time he appeared before the Board, the Board deemed the application complete but asked for additional information. Boodoo stated that Mr. Madsen asked for new plans showing new wells, septic inspection, and sprinkler systems. Chief Garland sent a letter to the Board stating that sprinklers would not be necessary for this project.

Mr. Boodoo stated that at this point he feels that his application is complete and is in hopes that the Board has the documentation that they need to grant an approval.

Suzanne Niemeyer of Alpenborg Lane stated that she is concerned that there has not been cooperation in the past from Mr. Boodoo regarding septic problems. She stated that when she bought her house it was a motel, and she is unsure when it changed to apartments.

Chair Brusini stated that right now, the Board is only reviewing the conversion of the restaurant to apartments.

Dee Miller stated that the sample lease agreement provided is very simple and serves purpose in designating the space, but there is no information about quiet hours. She stated that a more complete lease should be required.

Mr. Boodoo said that he doesn't feel that a more structured lease is necessary. Ms. Miller stated that it might put the neighbors' mind at ease to have a more structured lease.

Ken Gibbs asked Mr. Boodoo if he responded quickly to concerns regarding septic issues once the town was involved. Mr. Boodoo responded that he did immediately respond to the Towns concerns with the septic system. He stated that the Health Officer at the time stated that she didn't know what the concern was. He then spoke with CEO, Brenda Day, and once he received the parts, the system was fixed.

Cathy DiPietro stated that there are only 3 tanks listed on the site plan and a report submitted from Dyer Septic states there are 9 tanks existing on the property. Mr. Boodoo pointed out on the plans where the other tanks are located.

Rolf Madsen asked if the Board received a site plan and Chair Brusini stated they did not. Chair Brusini stated that the requested plan needs to be signed by a Maine licensed engineer or site evaluator and reflect everything that is existing.

Dan Harden asked for a list of contractors that Mr. Boodoo will be using to complete this work. Mr. Boodoo stated that he is a licensed plumber.

Mr. Boodoo stated that there is no change to the outside structure, only a remodel to the inside of the building. Chair Brusini stated that this all needs to be shown on the site plan, which has not been completed thus far.

Chair Brusini asked the other members of the Board if they felt ready to deliberate. Rolf Madsen stated that he does not feel that this application is complete. Dee Miller stated that it is very important to have an official stamp on a plan, but this project does not propose changes to the exterior of the building, so this is "murky".

Chair Brusini asked Mr. Boodoo if he thought he could go back and get a site plan that will include all the requirements listed. He stated that he could supply this for the next meeting.

**MOTION** Dan Harden moved for Mr. Boodoo to return to the Board to fulfill items as originally requested in April prior to deliberations, second by Rolf Madsen

**MOTION CARRIES 5/0**

Mr. Boodoo stated that he has already been issued a permit and wants to know how the Board can keep pushing this application off. CEO, Brenda Day, stated that Mr. Boodoo does have a permit to complete the work at this own risk but cannot operate until he receives final approval from the Board.

Mr. Boodoo to return to the Board for October meeting.

**5b. Makers Mill  
Main St  
Map 23 Lots 108 & 109  
Public Hearing (Continued)**

Esther Bizier of Mainland Development Consultants gave an overview of changes since last meeting. She stated that the parking narrative was revised and there will be a total of 87 parking spaces and revised Stormwater Plans were also submitted. She also commented on water table concerns that the Board brought to attention at the last meeting.

Paul Tworog of Hillcrest Avenue spoke as a citizen of the Town of Bridgton. He stated that the Planning Board needs to review this application item by item in relation to ordinance requirements. He stated that he believes that the parking is inadequate and that the purpose of DVBDI is to maintain the character of downtown. Mr. Tworog asked why the permanent stage does not have permanent restrooms and why this is not reflected in stormwater plan.

Ken Murphy of North Road stated that he came to town in 1955 and the grammar school that he attended, and Pondicherry Mill were much taller than any of these proposed structures. He stated that when he was a child, Downtown Lower Main Street was a very active part of town, and this proposal is helping to bring that aspect back. He also stated that it has been a long history of the town needing parking and that his belief is that this development is going to be a positive part of Bridgton.

Esther Bizier returned to speak about the public comments. She stated that the idea of the parking is for someone to park and visit every business on Main Street if they desire. Ms. Bizier also stated that the intent of this project is to create something that fits in with the downtown, not something that stands out negatively among the existing buildings.

Justin McIver of Main Eco Homes stated that he would like to thank the team and the town for all their input on this project. He stated that this will be monitored very closely and if any problems arise, they will be corrected.

Dee Miller stated that many of the principles of town planning have been addressed. She stated that she believes that the applicant and his team have paid attention to these things, however, Ms. Miller is very concerned about shrubbery wall. She believes that this is a significant span of Main Street and while the plan does accept many principles of town planning, it does not address one of the major aspects, being addressing the Main Street. Ms. Miller asked if the landscaping could be cut down in the Winter or if it is indeed a permanent structure.

Ms. Bizier stated that the intent is to match what the Town has planted along Main Street to tie the two together.

Ken Gibbs asked how the 19 parking spaces for the apartments went from 12 to 19 from the original plan. Mr. Madsen asked Ms. Bizier to point out on the plan where the parking spaces are located.

Cathy DiPietro asked if the applicant would be requesting a waiver from the 50-foot setback to place the pavers that are shown on the plan. Ms. Bizier stated they would not be requesting a waiver because there is an existing 50-foot gravel path that will be proposed to stay the same.

Chair Brusini asked if the pavers would be considered a non-conforming structure due to the footprint already being existing. Ms. Bizier stated that this would be maintaining an existing path.

Ms. DiPietro asked how snow removal would impact the filter pond. Ms. Bizier stated that no snow will be stored in the filter pond and that it will be stored off the end of the parking lot adjacent to the property line. Snow will possibly be taken off site if necessary.

Ms. DiPietro also asked about the retaining wall. Ms. Bizier stated that they had been working with Code Enforcement Officer, Brenda Day, on floodplain.

Rolf Madsen stated that the parking lot by Walgreens needs a significant amount of work. He asked when this would be fixed. Ms. Bizier stated that the bridge is still proposed and that this project is not going to be built all at once, and she is unsure as to when the bridge will be constructed in this process. Mr. Madsen stated that he would like to see that parking lot improved at the same time as this project.

Angie Cook commended the applicant on completing the application accordingly.

Chair Brusini asked where the designated public restrooms and snow removal areas are located. Ms. Bizier pointed both out on the site plan. Chair Brusini also asked about the street wall plantings needing to be cut back for plowing. Ms. Bizier stated that they would only be cut for maintenance or to help them survive a winter.

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

Angie Cook stated that she would like to make a motion to approve the project. Chair Brusini stated that cannot be done because the Board has not deliberated yet, and that it is the Boards responsibility to go through each standard to ensure that the project meets the ordinance.

The Board began deliberations and set the following conditions:

**MOTION** Rolf Madsen moved that the street wall as described fits definition of street wall in the ordinance, second by Dan Harden  
**MOTION CARRIES 4/1**

**MOTION** Rolf Madsen moved to grant a waiver for noise to be allowed from 7am to 11pm to exceed 70 decibels after 8pm, second by Dan Harden  
**MOTION CARRIES 5/0**

**MOTION** Dan Harden moved to tentatively approve the application for Makers Mill as presented and submitted conditional upon waiver for noise and DEP approval, but withhold final judgement pending approval of Findings of Fact & Conclusions of Law, second by Angie Cook  
**MOTION CARRIES 5/0**

**5c. Highland Lake Resort  
North High St**

**Map 47 Lot 20-20  
Public Hearing**

**MOTION** Chair Brusini moved to open the Public Hearing, second by Rolf Madsen  
**MOTION CARRIES 5/0**

Travis Nadeau of Platz Associates gave a brief overview of the proposed project. He stated that the project proposes adding 6 additional units and an outdoor event space.

Mr. Nadeau stated that the applicant is proposing to add what was already existing prior to a fire somewhere around 1988.

Mr. Nadeau stated that owner, Carla Girouard, had water meters installed to see what the current rate of use is. He stated that design value for a hotel is 100 gallons per day per unit according to the USDA handbook, and the current leach field has a capacity of 1200 gallons per day to accommodate this. The actual usage daily for all 22 units combined is 117 gallons per day. For this reason, the applicant is proposing an additional tank and to retain the existing system.

Rolf Madsen asked if there could potentially be two events going on at the same time with the addition of the new canopy. Bobbie Arsenault, the general manager at Highland Lake Resort, stated that it is highly unlikely, but possible.

Rolf Madsen asked about the boat ramp on the property and where the trailers park.

Cathy DiPietro and Chair Brusini stated that they did not see phosphorous calculations in the documents. Ms. DiPietro stated that the property has had several permits in the last 20 years and that it does not appear we have a stormwater analysis on file.

Dan Devine of 17 Crosby Lane asked about a new tree line, and he stated he'd like to petition for a privacy fence. Mr. Nadeau stated that the applicant is proposing a full fence as well as landscaping around the fence.

Ken Gibbs asked about boats being launched from the resort and controlling inspections before the boats go into the water.

Applicant to return to October meeting with phosphorous and stormwater calculations, engineered design for new tank with water records, statement with maximum impervious coverage, statement on boat launch meeting requirements, statement on events, and statement on non-conforming use.

Rich Proia of 54 Buswell Road, an employee of Highland Lake Resort, stated that he will be speaking to the owners of Highland Lake Resort on questions regarding the boat launch. He stated that he will be presenting that motorboats launch at Town Beach and keep their private launch open to canoes and kayaks.

**Item #6**            **New Business**

6a.            **Chadbourne Hill Solar  
Chadbourne Hill Rd**

**Map 19 Lot 23  
Extension Request**

**MOTION** Dan Harden moved to grant extension on current approval for Chadbourne Hill Solar to 1 month until they appear before the Board at the October meeting, second by Angie Cook

**MOTION CARRIES 5/0**

**Item #7 Other**

**Item #8 Adjourn**

**MOTION** Ken Gibbs moved to adjourn, second by Dan Harden

**MOTION CARRIES 5/0**