

Bridgton Planning Board Meeting Minutes
In Person Meeting

December 5, 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. 3 regular members present and alternate, Ken Gibbs, was appointed a voting member. Rolf Madsen to arrive late and Cathy DiPietro was absent.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION November 7, 2023
minutes, second by Ken Gibbs

Angie Cook moved to approve November 7, 2023

MOTION CARRIES 4/0

Item #4 Public Comment

Item #5 Old Business

**5a. Bridgton Storage
Portland Rd
Map 9 Lot 92
Expansion**

Chair Brusini gave a reminder to the Board that this application was tabled on June 6, 2023. The applicant was requested to have the wetlands delineated due to unclear freshwater wetlands versus forested wetlands and the location of the shoreland zone boundary. At that time, the proposal exceeded the lot coverage.

Tim Michaud of Terradyn Consultants gave an overview of changes to the project since it was tabled in June. He stated that the wetlands were delineated, and the submission was changed accordingly.

Discussion ensued between Ken Gibbs and the remainder of the Board on definitions of Shoreland Zone in the Land Use Code. The Board discussed definitions in the code.

Mr. Michaud stated that it was determined that the areas on the plan are forested wetlands, therefore part of the shoreland zoning in the ordinance was mapped incorrectly. Mr. Michaud also stated that the 75-foot setbacks will be maintained.

The Board began deliberations and set the following condition:

- A stipend will be provided to the town for sidewalks

MOTION Dee Miller moved to tentatively approve the project as presented but withhold final judgement pending approval of Findings of Fact and Conclusions of Law, second by Angie Cook

MOTION CARRIES 4/0

**5b. Ten Lakes Medical Complex
Portland Rd
Map 10 Lot 3-1 & 3-2**

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

Jim Seymour of Sebago Technics gave an overview of the project. Mr. Seymour stated that the proposed medical complex is 6,630 square feet in total and is in the Inner Corridor district. There is existing access to property and an entrance permit has been applied for with MDOT. Mr. Seymour also stated that although there was a previously approved variance for the building to be set back further from the road, that the applicant will not be using that variance. The building is planning to be situated close to Route 302 for best visibility.

John Tevanian, owner of the Drive-In, stated that he is always concerned about noise and light. He stated that he has met with the applicant and Mr. Seymour and he is satisfied with the discussion. He stated that is concern at this point is that the current owner may not always be the owner and he would like conditions set on the property, if possible, so that the Drive In is protected.

Chair Brusini stated that conditions cannot be set on a property, only on an application, however, two of the standards that will always be considered are noise and lighting, which are Mr. Tevanian's concerns. If there is a change of use with the property in the future, it would need to come back to the Board, and the standards would need to be met again.

Dee Miller stated that the Drive In is a landmark of Bridgton and sees it as a location that should be protected.

Rolf Madsen asked about sewer. Mr. Seymour stated that the applicant intends to tie into the sewer through an agreement with abutter, Mark Lopez. Letters from water district will be required prior to approval.

Chair Brusini questioned the proposed façade. Dee Miller asked if the Board could interpret "front" as not where the front door is, but part of building that is on the major access. Discussion ensued on whether a waiver will be necessary or if the definition applies.

MOTION Chair Brusini moved that the Board give a waiver for façade requirements, second by Angie Cook

MOTION CARRIES 5/0

Applicant to return for January meeting with the following:

- Shoreland zoning boundary for 1 lot
- Confirm whether or not stone wall still exists
- Signage plan
- Proof of ownership
- Letter from David Madsen and letter from Water District
- Update map with shoreland zoning boundary

Item #6 New Business

**6a. Winn Road Subdivision
 Winn Rd
 Map 4 Lot 25**

MOTION Rolf Madsen moved to allow discussion from the public, second by Angie Cook
MOTION CARRIES 5/0

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

Tim Michaud of Terradyn Consultants gave an overview of the proposed subdivision. He stated that there is one existing house lot on the property right now. The applicant is proposing five additional lots with private water and septic systems.

Chair Brusini asked if the existing lot is included in the subdivision. Mr. Michaud responded that there are a total of 6 lots, including the existing home.

Nancy Cunningham, abutter, stated that most of her property is below the elevation of this property. She stated that there is a great deal of wildlife in that area, and it should be protected.

Michael Citro of 21 Noble Lane asked if it would be single family dwellings or mobile homes. He also brought to the Boards attention that there is a collapsed culvert, and the road is in rough shape.

Doug Plaice of 5 Noble Lane stated that one of his biggest concerns is fire protection. He stated that a firefighter's worst nightmare is running out of water. He asked the Board to look at where the wetland is located between lots 4 and 5. He stated there is a "frog pond" that has standing water year round and stated that a dry hydrant would be an option. He also stated that lots 1 and 2 have a culvert that is not low enough, which leaves 1-2 feet of water in the road. He stated that he agrees with Mr. Citro that the road is falling apart and has not been touched in years for maintenance.

Chief Garland stated that a dry hydrant would be a good option, but not a requirement. Water can be shuttled from Woods Pond, which would meet the Fire Protection Ordinance.

Mr. Plaice stated that in ideal conditions, shuttling works great, but a home was lost on Winn Road and the home was lost for this reason.

Applicant to ensure that the correct watershed and drainage are documented.

Chair Brusini asked about buffers. Applicant to provide more details on buffers in narrative.

Applicant to return to January meeting with the following:

- Confirmation of assumptions around phosphorous budget
- Final updated map meeting all requirements
- Explanation of why there is not a buffer on lot 3

Ken Gibbs if the applicant is building or just selling the lots off. Mark Lopez stated that his partner on this project, Dave Giasson of Lakefront Builders, will be building the houses.

Applicant to return to January meeting.

Item #7 Other

7a. Training

7b. Workshop Meeting 12/18/23 5pm

Item #8 Adjourn

MOTION Ken Gibbs moved to adjourn, second by Angie Cook

MOTION CARRIES 5/0