

**Bridgton Planning Board Minutes**  
**Site Walk**

**February 22, 2024**  
**1:00 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		Tori Hill, Dir. Of Comm Development	<b>X</b>
Dee Miller			
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate	<b>X</b>		
Angie Cook	<b>X</b>		

**Item #1 Call to Order**

**Item #2        The Pledge of Allegiance**

**Item #3        Old Business**

**5a.        Primax Properties, LLC**  
**Portland Rd**  
**Map 5 Lot 85-3**  
**Tractor Supply & Dollar General**

At 1:00pm, Chair Brusini called the site walk to order. Ken Gibbs and Dee Miller were absent, so Cathy DiPietro was appointed a voting member. Also in attendance were staff, John Tevanian, and a representative from the Bridgton Easy Riders Snowmobile Club.

Chair Brusini explained the rules of procedure for the Site Walk.

The applicants, Andrew Kurmin and Doug Reynolds of Gorrill Palmer, handed out a map of the site plan to each attendee.

The Board walked the northern boundary of the proposed development along Brag Way from Rt. 302, and generally asked questions regarding: landscaping and buffers, limits of vegetation clearing, potential relocation of the snowmobile trail, overall size of the development, location of wetlands and the stormwater treatment area(s), septic location, the driveway, and other key features. The Board also asked about road ownership and maintenance. The applicant stated ownership of the road is currently being researched.

The Board was able to locate the flags marking the front of the proposed Dollar General store, however, could not access into the depth of the property beyond Brag Way due to snow cover and the terrain. A recording of the questions and answers posed was made by Planning Board member Angie Cook and is available in the record. Member Harden provided an aerial video of the proposed development location using a drone, since the Board was not able to walk the depth of the property due to snow cover. This video is available in the record.

**Item #7        Other**

**Item #8**

**Adjourn**

**MOTION** Angie Cook moved to adjourn at approximately 1:50pm, second by Rolf Madsen

**MOTION CARRIES 5/0**