

Bridgton Planning Board Meeting Minutes
In Person Meeting

February 6, 2024
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	X		
Cathy DiPietro- Alternate	X		
Angie Cook			

Item #1 Call to Order

Chair Brusini calls meeting to order at 5:00pm. 3 regular members were present; Ken Gibbs was appointed a voting member in Angie Cooks absence. Cathy DiPietro was appointed a voting member until Dee Miller arrives.

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *January 2, 2024* Dan Harden moved to approve January 2, 2024 minutes with correction that Rolf Madsen arrived at 5:40pm, second by Ken Gibbs

MOTION CARRIES 5/0

Dee Miller arrived at 5:02 pm.

Item #4 Public Comment

Item #5 Old Business

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

Chair Brusini read aloud the letter from town counsel.

MOTION Brusini moved to schedule a meeting with town counsel with executive session at the board's earliest convenience, second by Ken Gibbs

MOTION CARRIES 4/1

Mark Lopez stated that town council was asked the day after the last meeting and did not provide response until noon today. He stated that it is not fair to the applicant to not have ample time to respond.

Chair Brusini stated that the Board is attempting to proceed in the proper legal fashion.

Dee Miller stated that she said prior that the attorney should have responded much more quickly. Chair Brusini stated that this needs to be discussed with the attorney directly.

Chair Brusini suggested that the Board hold a special meeting as soon as possible.

Dee Miller stated that the meeting should be at the boards convenience and the attorney should make himself available. The Board decided 10am Monday, February 12, 2024.

MOTION Chair Brusini moved to hold a special meeting including executive session on February 12th at 10am, second by Dan Harden

MOTION CARRIES 5/0

5b. Winn Road Subdivision

Winn Rd

Map 4 Lot 25

Findings of Fact & Conclusions of Law

MOTION Dan Harden moved to approve Findings of Fact & Conclusions of Law for Winn Road Subdivision with correction, second by Rolf Madsen

MOTION CARRIES 5/0

5c. Ten Lakes Medical Complex

Portland Rd

Map 10 Lot 3-1 & 3-2

Findings of Fact & Conclusions

MOTION Rolf Madsen moved to approve Findings of Fact & Conclusions of Law for Ten Lakes Medical Complex, second by Ken Gibbs

MOTION CARRIES 5/0

5d. Camp Woodlands Amendment

Camp Woodlands Rd

Map 6 Lot 4

Findings of Fact & Conclusions of Law

MOTION Ken Gibbs moved to approve Findings of Fact & Conclusions of Law for Camp Woodlands Amendment, second by Dan Harden

MOTION CARRIES

5e. Primax Properties, LLC (Tractor Supply Company & Dollar General)

Portland Rd/Brag Way

Map 5 Lot 85-3

The Board deemed the application complete.

MOTION Chair Brusini moved to hold a Public Hearing for Primax Properties, LLC, second by Rolf Madsen

MOTION CARRIES 5/0

MOTION Rolf Madsen moved to have a site walk for Primax Properties, LLC, second by Ken Gibbs
MOTION CARRIES 5/0

MOTION Chair Brusini moved to have site walk on February 22nd at 1pm, second by Dan Harden
MOTION CARRIES 5/0

Andrew Kurmin gave a brief overview of the project. Mr. Kurmin stated that the site is 8.6 acres and is an undeveloped lot. There is an ATV trail going through the site and portions of wetlands. He stated that a small portion of site is in both the limited residential and limited commercial zones. The proposed truck turn area has been removed and there will be limited clearing.

Mr. Kurmin continued to say that the 2 retail stores proposed consist of a 10,000 square foot Dollar General and 22,000 square foot Tractor Supply Company. The existing parcel will be split into 2 lots for separate stormwater management facilities, and both parcels will meet the bulk space requirements of ordinances.

Mr. Kurmin stated that the wetlands on site appear to be manmade from timber harvesting roughly 20 years ago and the wetland impact will be below 4,300 square feet, meeting the requirements through DEP.

There will be a shared access drive for both facilities with 34 parking spaces for Dollar General and 78 parking spaces for Tractor Supply.

Mr. Kurmin added that a Traffic movement permit will be submitted, roughly 500 feet of Brag Way will be paved, and there will be separate utilities for each store as well as an underground storage tank for Tractor Supply's sprinkler system.

A preliminary sign design and landscaping plan has been provided and the applicant has reached out to Bridgton Easy Riders regarding snowmobile/ATV trail to discuss moving the trail. Roadway plans have also been submitted to the Public Works.

Dan Harden stressed that he would like to see the applicant work with snowmobile club to move the trail.

Rolf Madsen asked if the lots have been divided yet.

Cathy DiPietro asked about vehicular access. She stated that she has specific questions about stormwater that she will be asking at the Public Hearing.

Ken Gibbs and Chair Brusini asked if there will be any impact around the vernal pool and whether it will be preserved.

Dee Miller gave more articles for the file on Dollar General regarding safety and economics and asked the Board and applicant to review prior to the meeting.

Chair Brusini asked about legal relationship between Tractor Supply and Dollar General and if there will be any easements given from one to the other when they become 2 parcels. Chair Brusini also stated that she felt that the Board should ask for performance guarantee. She asked for more explanation on the drilled well within 50 feet of Nouria to ensure that this will not impact Nouria's wells.

Chair Brusini also asked the applicant to explain more on how they intend to work with the high-water table and for the trees along building to be shown in the landscaping plans. She asked about solid waste and what will be happening with it on an ongoing basis. She asked for an explanation on how the signage will meet the sign ordinance and if it will be internally lit. She also asked for proof on who owns the road. Phosphorous study- pay as compensation- any measures that can be taken to decrease phosphorous export?

Dee Miller asked for the applicant to show an extended map to demonstrate the development in reference to the recreational complex nearby.

To be continued at Public Hearing on March 5, 2024.

Item #6 New Business

**6a. Viola Subdivision Amendment
 North Bridgton Rd
 Map 21 Lot 26A**

Chair Brusini stated that since this is within the Bear River Aquifer, she would like to see the applicant provide a narrative on each standard of this ordinance. It was also noted by Chief Garland that the Fire Protection standards need to be addressed.

Cathy DiPietro stated that per the Bear River Aquifer Ordinance, a Public Hearing must be held. The applicant asked for the Public Hearing at the April 2, 2024, meeting.

Tom Greer gave a brief overview of the proposed project. He stated that the owners wish to build on 2 of the lots and 1 lot will be for sale. Mr. Greer stated that soils tests have been done for septic systems, the state has been contacted regarding rare, endangered plants, driveway entrance permits have been requested, and stormwater has been evaluated for phosphorous control. Mr. Greer also stated that the proposed driveways are long to include a reasonable buffer between house and road.

Cathy DiPietro asked for numbers for the phosphorous worksheets and all stormwater calculations. She also asked for financial capacity letter. Mr. Greer stated that since there is no infrastructure, the cost would just be the cost of the homes which would be part of the building permit process. Chair Brusini stated that this would need a narrative, as well as technical capability narrative.

Rolfe Madsen asked for test pit 5 information at the next meeting.

Chair Brusini asked for narrative that the lot can be split since it is part of a subdivision.

To be continued at Public Hearing April 2, 2024.

**6b. Isaac Stevens Subdivision
Isaac Stevens Rd
Map 17 Lot 18D**

The board deemed the application substantially complete.

Jim Seymour of Sebago Technics stated that an 11-lot subdivision is proposed. It is within the watershed of Beaver Pond and Phosphorous calculations have been provided. 10 lots will have frontage on Isaac Stevens. It is proposed to retain frontage to give buffer from road and there will be a phosphorous buffer as well.

Waivers have been requested for hydrogeologic landscape plan and stormwater drainage.

Julie Whelchel, abutter, asked for clarification on number of lots and about plans for large parcel being retained. Mr. Lopez answered that he has no plans with the parcel at this time. Ms. Whelchel asked if the retained lot can be subdivided again. Chair Brusini stated that it can be subdivided with an amendment with the Planning Board.

Rick Whelchel, abutter, asked about lot being retained also. He stated that although Mr. Lopez does not have plans at this time, that could change and would impact he and his wife's own plans for their property. He asked for specifics on what could happen with the retained lot.

Ken Gibbs asked if lot 2 driveway will completely cross wetlands.

Cathy DiPietro asked about the name change on road. It was stated that the name changed from Thompson Rd to Isaac Stevens Rd and that it is a town road. Ms. DiPietro stated that the soil profile for lots 3 and 4 are very different from remainder of lots. Mr. Seymour stated that this is due to a change of site evaluator.

Rolf Madsen asked if road was adequate to handle 11 lots. Mr. Seymour stated that the road is in excellent condition.

Dee Miller asked if the lots will be sold or if the houses will be built. Mr. Lopez stated that he has no immediate plans to build.

Chair Brusini asked for deduction of wetlands and buffers from calculations and for the applicant to describe in an additional narrative how lots 1 and 2 will cross the wetlands. Chair Brusini also asked for the contour lines on the maps to be labeled.

Mark Lopez stated that he spoke to one of his old neighbors who does sprinkler systems and on average house would be \$12,000, a cistern cost roughly \$150,000, and the third option would be a fire pond. Mr. Lopez stated that he asked Chief Garland if the best location for cisterns is wherever development happens, and the response was no, stating that the Fire Department can determine more appropriate locations based on several other factors. Mr. Lopez asked the Board to consider doing something like what is done with sidewalks, suggesting collecting a fee from each developer and letting the Fire Department determine the location, as the town does with the location of sidewalks.

Chair Brusini stated that this will be considered in the future.

The Board deliberated on the preliminary subdivision plan and asked for the following evidence:

- Note about 75-foot setback within buffers
- Narratives for lot 1 & 2 concerning house placement in wetlands
- Calculation for net buildable land that shows 40,000 is still met
- 15-foot buffer shown on entire perimeter of subdivision
- Modification of phosphorous calculations
- Electric going through buffer, subtract that
- 15-foot driveway

MOTION Ken Gibbs moved to tentatively approve the preliminary subdivision plan with the conditions above, second by Dan Harden

MOTION CARRIES 5/0

Applicant to return to board with final plan at March meeting. Notice of Decision to be drafted for March 2, 2024 meeting.

Item #7 **Other**

Item #8 **Adjourn**

MOTION Dan Harden moved to adjourn, second by Rolf Madsen

MOTION CARRIES 5/0