

Bridgton Planning Board Meeting Minutes
In Person Meeting

March 5, 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	X		

Item #1 Call to Order

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

Item #2 The Pledge of Allegiance

Item #3 Approval of Minutes

MOTION *February 6, 2024* Angie Cook moved to approve February 6, 2024 minutes with proposed amendment on last page regarding 15 foot buffer, second by Dan Harden

MOTION CARRIES 5/0

MOTION *February 12, 2024* Angie Cook moved to approve February 12, 2024 minutes, second by Dan Harden

MOTION CARRIES 5/0

MOTION *February 22, 2024* Angie Cook moved to approve February 22, 2024 minutes, second by Dan Harden

MOTION CARRIES 5/0

Item #4 Public Comment

Rolf Madsen stated that the site of Ten Lakes Medical Complex has been clear cut, and he wishes that as a Board, they could be requested to maintain trees, if possible, for future projects.

Item #5 Old Business

- 5a. **Primax Properties, LLC (Tractor Supply Company & Dollar General)**
Portland Rd/Brag Way
Map 5 Lot 85-3
Public Hearing

Chair Brusini gave a recap of what has been discussed thus far. She stated that until ownership of the road is settled, the Board will not be able to render a decision. Code Enforcement Officer, Brenda Day stated that the applicant does have a right of way shown in their deed.

Chair Brusini opened the Public Hearing.

Andrew Kurmin of Gorrill Palmer gave an overview of the proposed project. He stated that a title attorney is looking into the status of ownership of Brag Way.

Blaine Chapman of 814 South High Street and president of the Bridgton Easy Riders Snowmobile Club stated that his major concern is the existing trail and the paving of Brag Way. He stated that it is crucial to keep the trail open if possible. Snowmobilers currently run upside of road with the way it is designed now. Mr. Chapman stated that with the new construction, the trail would need to come onto the property by the retention pond and cross Brag Way and permission would be needed to do this.

Mark Conforte of 99 Shave Hill Road, Lovell, and owner of storage facility on Brag Way stated that he has an agreement in place to sell the business in July 2024. Mr. Conforte stated that he feels that the new owner would be agreeable to help keep the snowmobile trail open. Mr. Kurmin stated that the road will be widened toward Tractor Supply not toward the other side of the road.

Colin Holme of Lakes Environmental Association asked if the vernal pool that was mapped is significant. Mr. Kurmin stated that it was deemed insignificant.

Dee Miller stated that the application shows a lot of work and forethought. She stated that she has problems with the development plan due to negative impact on the ball field and recreation complex. Ms. Miller stated that there is not a need for this type of development, and she asked if this is good for the Town. Chair Brusini asked what standard she was referring to. Ms. Miller continued to ask if this is good or needed in town. She also stated that by dealing only with the review standards, the Board is unable to ask the principal question "is this good for the town?" She stated that she is extremely unhappy that we no longer deal with broad standards of human logic.

Chair Brusini stated that the responsibility of the board is to determine if applications meet the standards. She also stated that it is not any board members place to voice if they like or do not like a project.

Ken Gibbs stated that one of the standards in site plan review is conformance of the Comprehensive Plan of 2014. He stated that Ms. Miller has a point as there is language in the Comprehensive Plan regarding certain types of development. He stated that there is the possibility that there are forms of development that do not turn out to be compatible with the Comprehensive Plan.

Mr. Gibbs asked how Route 302 will be modified to deal with traffic coming from Naples into Brag Way. It was stated that there is already a turning lane. Mr. Gibbs also stated that there are what look like false windows in the design of the building. Mr. Kurmin confirmed that there are false windows in design. Mr. Gibbs asked if either of the buildings will be visible from Route 302 to which Mr. Kurmin and Mr. Reynolds answered they will not.

Cathy DiPietro asked several questions about stormwater. The Board agreed to send these questions to staff to be made part of the record and available to the applicant to provide answers at their next appearance.

Angie Cook stated that there are drains in the field at the HAM Complex and wants to be sure that these will not be impacted.

Rolf Madsen asked if the applicant could stake-out Brag Way to show how the road will be widened for the member of the public who asked.

Angie Cook asked about the rock wall as it relates to the snowmobile trail. If the rock wall could be moved, it would provide the space for the trail.

Dan Harden asked if the backside of the building will be paved where the tanks will be. Mr. Kurmin stated that it will be concrete pads.

Chair Brusini stated that it would be nice to see the landscaping plan to include a buffer from Route 302 and along Brag Way. Mr. Reynolds agreed to add some landscaping in that area. Chair Brusini also asked for the Financial Capacity letters to be corrected to show both Tractor Supply and Dollar General as well as changing the reference from Athens, Georgia. Chair Brusini also asked for whatever decision is made regarding the snowmobile trail to be reflected in the final plan. She also asked if there was any consideration to make the stores smaller. Doug Reynolds responded that the Dollar General has certain prototypes and what was proposed is the smallest and that every Tractor Supply store Mr. Reynolds has presented previously in different towns was the same size. Chair Brusini also asked about trash removal. Mr. Reynolds stated that it will be removed by a commercial trash company and will not be going to the Bridgton Transfer Station.

Mark Lopez of 438 Commons Drive, Bridgton stated that as the Board has required in the past, the applicant should be required to improve the road to obtain legal frontage for both lots.

Dee Miller asked for clarification on what Ms. DiPietro is asking the applicant for regarding phosphorous treatment plan. She also asked if the Board thought it would be good to get an opinion from Recreation Director, Gary Colello. The Board agreed to get opinion in writing from Mr. Colello.

Angie Cook asked what the projected start date is of this project upon approval due to events going on at the Ham Complex. Doug Reynolds stated that they are waiting on DEP and that they are expected an approval in July 2024. Ms. Cook asked that the applicant be mindful of what a busy time Summer is for the Town of Bridgton.

Cathy DiPietro asked if there could be a reduction in parking spaces for Tractor Supply because the number provided seems excessive. Applicant stated that they could check with the tenant about a reduction.

Chair Brusini asked the applicant to provide a narrative on site security.

MOTION Rolf Madsen moved to recess the Public Hearing to the April 2, 2024, meeting, second by Angie Cook

MOTION CARRIES 5/0

**5b. Isaac Stevens Subdivision
Isaac Stevens Rd
Map 17 Lot 18D**

Approval of Preliminary Plan & Review of Final Subdivision Plan

Jim Seymour of Sebago Technics gave a recap of the proposed project and clarifications for the 11-lot residential subdivision.

MOTION Angie Cook moved to approve the preliminary plan and Notice of Decision for Isaac Stevens Subdivision, second by Dan Harden

MOTION CARRIES 5/0

The Board discussed standards that were needed to be met to move forward with a tentative approval of the final plan. It was determined that all standards were met.

MOTION Dan Harden moved to tentatively approve Isaac Stevens Subdivision and presented but withhold final judgement pending approval of Findings of Fact & Conclusions of Law, second by Rolf Madsen

MOTION CARRIES 5/0

Item #6 New Business

**6a. Mason Subdivision
Chipmunk Ln & Harrison Rd
Map 38 Lot 3 & 3-2
Subdivision Amendment**

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

Jim Seymour of Sebago Technics gave an overview of the proposed subdivision amendment. Mr. Seymour stated that this will be transferring one property to an abutter. It is an old subdivision "Elmers Subdivision". Existing easement that will remain.

Chair Brusini asked that the covenants remaining will be shown on plan.

Chair Brusini stated that there are not any standards impacted by this application. The Board agreed.

MOTION Rolf Madsen moved to tentatively approve Mason Subdivision with stipulation that the subdivision covenants are referenced on the final subdivision plan but withhold final judgement pending approval of Findings of Fact and Conclusions of Law, second by Dan Harden

MOTION CARRIES 5/0

**6b. Stonewall Hollow
South High St
Map 30 Lot 14C-1
Duplexes**

Chair Brusini stated that she is unsure that the application is substantially complete. Rolf Madsen agreed that the application is incomplete.

Chair Brusini stated that she believes the application is incomplete and there is no accommodation for wastewater. Chair Brusini also stated that it is unclear whether it is a condominium development or

subdivision. She stated that there will need to be more information provided in the Financial Capacity letter and each lot will need 100 feet of frontage. She also stated that the subdivision map should show everything requested in the application, including buildable area.

Rolf Madsen stated that there are no roads shown and no homeowners association/covenants. Mr. Madsen stated that the road will be serving multiple homes so should meet subdivision standards for roads and needs association or covenants.

Cathy DiPietro stated that the Board will need a copy of the parent deed.

Chair Brusini stated that the Board has the option to either stop review and wait until the applicant has submitted all materials to make the application complete or move forward and treat it as a pre-application sketch plan rather than a preliminary subdivision plan.

Cathy DiPietro stated that she would like to stop the review at this point and wait for the application to be complete. Rolf Madsen agreed.

Jim Seymour stated that the idea is for rental or condominium and that discussions are currently in process to hookup to Town Sewer. Mr. Seymour stated that they are in the early stages of this project, and these will not be individual lots.

Applicant to return at a later date with full and complete application.

Item #7 Other

**7a. Pioneer Ln
 Board Agreement Review Not Required**

Code Enforcement Officer, Brenda Day, stated that the Board does not have authority to regulate moorings or covenants.

MOTION Dan Harden moved that it is the Board's determination that it does not have the authority to review Pioneer Lane for the purposes of changing covenants to install moorings, second by Angie Cook

MOTION CARRIES 5/0

Chair Brusini and the Board discussed paper packets of Board materials. Dan Harden stated that he does not need the paper copies as he can get everything electronically. Ms. Cook stated that once she gets her iPad working properly, she will not need paper copies either but would like large maps.

Chair Brusini stated that the Board will be beginning a rotation through members of checking applications for completeness. Ms. Cook volunteered for May.

Angie Cook stated that at the last meeting, Mr. Gibbs asked that she be the liaison for attending for attending the Comprehensive Plan meetings and she stated that she will not be able to commit to this for personal reasons at this time.

Chair Brusini asked Ms. Day who oversees limited clearing, referencing Ten Lakes Medical Complex. She stated that it would be her as Code Enforcement Officer. Ms. Day also stated that this site has been on her radar to make sure nothing is being done incorrectly. Ms. Day stated that she will look further into this and address if necessary.

Dee Miller commented that Town Clerk, Laurie Chadbourne, will be leaving Bridgton and would like to thank her for her many years of service to the Town of Bridgton.

Rolf Madsen stated that he would like everyone on the Board to look at page 1 in the Land Use Code regarding the Comprehensive Plan prior to the next meeting. Chair Brusini asked the Board to use caution when referencing the Comprehensive Plan in relation to an application meeting a standard.

Item #8 Adjourn

MOTION Dan Harden moved to adjourn, second by Angie Cook

MOTION CARRIES 5/0