

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

**April 2, 2024**  
**5:00 pm**

<b>Board Members</b>		<b>Staff Member</b>	
Deb Brusini, Chair		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			
Dan Harden	<b>X</b>		
Cathy DiPietro- Alternate	<b>X</b>		
Angie Cook			

**Item #1 Call to Order**

Chair Brusini, Angie Cook and Dee Miller were absent. Vice Chair, Rolf Madsen, calls the meeting to order at 5:00pm. Cathy DiPietro and Ken Gibbs were appointed voting members.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** *March 5, 2024* Dan Harden moved to approve March 5, 2024 minutes, second by Cathy DiPietro

**MOTION CARRIES 4/0**

**Item #4 Public Comment**

**Item #5 Old Business**

**5a. Viola Subdivision  
 North Bridgton Rd  
 Map 21 Lot 26A  
 Public Hearing**

Thomas Greer, engineer, gave an overview of changes since last appearance before the Board. Mr. Greer noted that the wetlands will not be disturbed and the areas on the map where buffers will be. He also noted that there will be a 35-foot buffer below each of the building envelopes. Mr. Greer stated that new phosphorous calculations have been provided.

Cathy DiPietro stated that she simplified the phosphorous calculations and submitted that work to the Board members and the applicant. She stated that her calculations show that this is in good shape.

Ken Gibbs asked about the forested areas and if there will be a no cut provision in the deeds. Mr. Greer stated that there will be.

The Board discussed buffers required by the Land Use Ordinance and the Bear River Aquifer Ordinance. This will need to be changed on the final plan from a 50 foot to 75-foot buffer.

The Board asked about fire protection. Chief Garland was absent and unable to answer questions. It was stated that the applicant will need to acquire a note from Chief Garland stating that the brook is adequate for fire protection.

The Board discussed how they would like to proceed. Vice Chair Madsen stated that there will most likely be significant changes when the front setback and modified as well as buffers, so this should be seen by the Board prior to approval. Cathy DiPietro and Ken Gibbs stated that they were comfortable moving forward with a tentative approval.

The Board went over the Bear River Aquifer Ordinance to ensure all standards were met.

The Board deliberated and set the following conditions:

- Frontage will be increased from 50 to 75 feet
- Applicant will secure validation from Chief Garland on whether brook is sufficient fire protection for subdivision

**MOTION** Dan Harden moved to tentatively approve Viola Subdivision project as presented with the conditions above and granted waivers, but withhold final judgement pending approval of Findings of Fact and Conclusions of Law, second by Ken Gibbs

**MOTION CARRIES 4/0**

Code Enforcement Officer, Brenda Day, stated that the Board needs to make a motion to accept Ms. DiPietro's submission to the application.

**MOTION** Dan Harden moved to accept Ms. DiPietro's diagram for phosphorous, second by Ken Gibbs

**MOTION CARRIES 4/0**

**5b. Mason Subdivision  
Chipmunk Ln and Harrison Rd  
Map 38 Lot 3 & 3-2  
Findings of Fact & Conclusions of Law**

**MOTION** Dan Harden moved to approve Findings of Fact and Conclusions of Law for Mason Subdivision, second by Ken Gibbs

**MOTION CARRIES 4/0**

**5c. Isaac Stevens Subdivision  
Isaac Stevens Rd  
Map 17 Lot 18D  
Findings of Fact & Conclusions of Law**

**MOTION** Dan Harden moved to approve Findings of Fact and Conclusions of Law for Isaac Stevens Subdivision, second by Cathy DiPietro

**MOTION CARRIES 4/0**

**6b. My Hoa Restaurant**

**Main St  
Map 23 Lot 89**

Tinh Truong and Andy Tran, applicants, gave an overview of changes since they last appeared before the Board. Mr. Chong went over all the questions/concerns that the Board has at the last meeting.

Ken Gibbs asked about windows. Applicant will be replacing glass only. There will be no change in size or otherwise.

Cathy DiPietro asked about lighting and signage. The applicant will need a sign permit. It was noted that internally lit lights are not permitted in this district.

Ken Gibbs asked if there are any residences in that portion of the building. The applicant stated that there are not.

Cathy DiPietro asked about fire protection. The applicant stated that there are already sprinklers in the building which have been tested and are working. Applicant stated that they have been working with Fire Inspection, Craig Messenger on this.

Cathy DiPietro also asked about a second egress. The applicant explained that there will be 4 total escape routes.

Dan Harden asked if gas detectors will be required. It was stated that a licensed gas technician will ensure that the applicant has appropriate detectors installed.

Vice Chair Madsen stated that the applicant will need to ensure they secure a sign permit from the Code Enforcement Officer.

The Board Began deliberations and set the following conditions:

- The placement of the dumpster will be shown on the final plan
- Letter/narrative from applicant will be provided on how trash will be removed from the site
- All restaurant employees will park at 218 Main Street

**MOTION** Dan Harden moved to tentatively approve My Hoa Restaurant with the above conditions, but withhold final judgement pending approval of Findings of Fact and Conclusions of Law, second by Ken Gibbs

**MOTION CARRIES 4/0**

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

**Item #7**            **Other**

**Item #8**            **Adjourn**

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

**MOTION CARRIES 5/0**