

Board Members		Staff Member	
Deb Brusini, Chair	X	Brenda Day, Code Enforcement	
Rolf Madsen, Vice Chair	X	Loralee Phillips, Admin Asst., Staff	
Angie Cook	X	Tori Hill, CDD	X
Dee Miller		Haley Richardson, Deputy CDD	X
Dan Harden	X	Bob Peabody, Town Manager	
Cathy DiPietro- Alternate	X		
Ken Gibbs - Alternate	X		

ITEM 1 Call to Order

Deb Brusini, Chair, called meeting to order at 5:00pm and appointed Ken Gibbs as a voting member.

ITEM 2 The Pledge of Allegiance

ITEM 3 Approval of Minutes

MOTION Angie Cook moved to approve 1/30/24 minutes, second by Ken Gibbs

MOTION CARRIED 5/0

ITEM 4 Public Hearing on Land Use Code Revisions for Mass Gatherings

Chair Brusini opened the public hearing

Discussion ensued

Chair Brusini closed the public hearing

MOTION Rolf Madsen moved to accept the Land Use Code draft as-written and forward to the Select Board, second by Ken Gibbs

MOTION CARRIED 5/0

ITEM 5 Bridgton Storage – Portland Rd, Map 9 Lot 92

Chair Brusini stated that the town attorney has advised that the application is not allowed in the manner proposed and the Board must decide how to proceed. The options are for the applicant to withdraw the application, the applicant can decide to revise the application for a storage facility to see if it will meet the code, the Board can deny the application, or the Board can table the application if the applicant would like to pursue getting a variance.

Ken asked if the application was tabled if it could go to appeals board. Chair Brusini stated that it could be. The application could be tabled or approved with the condition of receiving a variance.

Mark Lopez asked if it was an option to approve with the condition of receiving a variance. Chair Brusini stated that the Board needs to be careful to not bias the appeals board if that is what the Planning Board chooses to do.

Code Enforcement Officer, Brenda Day, stated that the variance would be just for the use and that all other criteria would need to be met.

Chair Brusini stated that right now that the application has been presented as 2 lots, but the Board has only been provided a deed for 1 lot. This is not an allowed use on the 1 lot and the non-conformance clause cannot be used. The application also must meet all standards. Chair Brusini stated that another option for the application is to look at if part of the lot that is not in the shoreland zone can be apportioned to the lot that currently has storage units on it.

Mr. Lopez stated that he is about \$40,000 in to trying to defend the use of his property. He stated that the current Land Use Code does not give the ability to the Board to make decisions.

Mr. Lopez stated that the Board has split 2 lots for him in the past. Ken Gibbs stated that the board has jurisdiction over subdivisions, but the board does not have any jurisdiction to split lots that are not within subdivisions.

Rolf Madsen asked what the deficiencies in the plan were to ensure Mr. Lopez is aware of what he needs to fix. Mr. Madsen stated that the proposed application is an extension of the existing use, and he believes that the Board should approve the application as is so Mr. Lopez can seek a variance. Chair Brusini stated that to do this, Mr. Lopez would need to come back to the Board with evidence that this is 2 lots and add this to his application packet. At this point, the Board would then be able to table the application or approve with condition of receiving a variance.

Chair Brusini stated that the board must be careful to not create a bias to the appeals board if approved with condition of variance.

MOTION Rolf Madsen moved to hold a special meeting on April 16, 2024 for the Bridgton Storage application, second by Dan Harden

MOTION CARRIES 5/0

ITEM 6 **Workshop**

ITEM 6A **Discussion of top priorities identified at previous workshop**

Discussion ensued

Consensus to participate in a demonstration of short term rental tracking software on May 21 workshop

ITEM 7 **Adjourn**

MOTION Ken Gibbs moved to adjourn, second by Angie Cook

MOTION CARRIES 5/0

Meeting adjourned at approximately 6:45pm.