

Bridgton Planning Board Meeting Minutes
In Person Meeting

June 4, 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

Item #2 The Pledge of Allegiance

Angie Cook was absent. Chair Brusini appointed Ken Gibbs as a voting member.

Item #3 Approval of Minutes

MOTION *May 7, 2024 & May 14, 2024* Rolfe Madsen moved to approve May 7 and May 14, 2024 minutes, second by Dan Harden

MOTION CARRIES 4/0

Item #4 Public Comment

Dee Miller was recognized for 24 years of service to the Bridgton Planning Board.

Item #5 Old Business

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

Andrew Kurmin of Gorrill-Palmer, joined by Doug Reynolds and Emily Leighton, gave an overview of the changes and additions to the application since the last meeting.

Rolfe Madsen asked if the easement of the road is still being negotiated. Doug Reynolds stated the applicant has rights to half of the right of way and that this road was discontinued. Mr. Madsen stated that he does not know how the Board can deliberate without knowing that the applicant has passage to the development and that it would be inappropriate to act on a decision before it is in place.

Cathy DiPietro stated that the financial capacity letters have expired. Applicant stated that they will secure new letters. Ms. DiPietro also asked about wetland impacts and proposed stormwater. She stated that the change of water retention should have been accounted for and should be reconsidered.

Ken Gibbs asked the chair to transfer voting rights to Ms. DiPietro for this application as his opinion is that this is not good for Bridgton. Chair Brusini made Ms. DiPietro a voting member for this application.

Dee Miller stated that she tends to share the same opinion as Mr. Gibbs. She asked the applicant to consider the children riding their bicycles back and forth and think about how to be a good neighbor.

Chair Brusini asked for updates on the snowmobile trail. Doug Reynolds stated that there is a chance that the snowmobile trail may be moved to the Conforte property.

Chair Brusini asked CEO, Brenda Day, if the entire frontage must be paved, not just 500 feet that goes to the entrance way.

Chair Brusini asked about the rock wall. Mr. Reynolds stated that the rock wall will remain.

Dee Miller asked the applicant to provide something to accommodate a bike lane for the safety of children.

Rolf Madsen stated that he thinks the public hearing needs to be continued until more information is obtained. Chair Brusini stated that she thinks it would be beneficial to have the DEP and DOT approvals before the Board grants a decision on the application.

Hearing left open until next appearance.

**5b. Makers Mill Amendment
Main St
Map 23 Lot 108 & 109
Findings of Fact & Conclusions of Law**

MOTION Rolf Madsen moved to approve Findings of Fact and Conclusions of Law for Makers Mill Amendment with removal of extra letters/typos, second by Dan Harden

MOTION CARRIES 5/0

**5c. Little Mountain Store
1382 North High St
Map 11 Lot 21C**

Joe Siviski of Perkins-Thompson stated that the house dates to the 1800's and the store was built in 1992, but a similar business existed prior to that. The access to the site has been in existence since the newer requirements governing those features. Confirmed that corner of the property that has recently been mapped in the Shoreland Zone.

Mr. Siviski stated that with the changes, there is a corner of the existing store that was recently mapped in the Shoreland Zone as of 2021 and the only other nonconforming condition with respect to Shoreland Zoning is lot coverage. The nonconforming condition will be improved as result of the amendments proposed. Sebago Technics did an analysis 52-48% reduction in impervious on lot 21B and 95-61% in impervious on lot 21C.

The Board had previously asked about provisions in the Shoreland Zoning Ordinance that apply and Mr. Siviski states that the provisions do not apply as they would apply to new construction. The number of curb cuts will reduce from 3 to 2 to reduce impervious, added buffers along 302, and improving nonconforming conditions in respect to the Shoreland Zoning requirements.

Sebago Technics states that there will be a net decrease in the total of phosphorous requiring treatment. Reduction in impervious on both lots.

Floor plans have been included.

Existing exterior lighting will remain the same, and due to changes with curb cuts, this will improve lighting impacts and safety.

Dee Miller asked if there are any business activities taking place in the house to which the applicant stated that there will not be. Discussion ensued regarding driveways between Jim Seymour and the Board.

Ken Gibbs asked about if one well will service both the restaurant and residence. Mr. Seymour stated that the well closest to the restaurant services the residence, and the well closest to the residence services the restaurant. He also stated that the restaurants well will be monitored and tested.

Ken Gibbs also asked about fuel storage tanks and asked what was installed in 1989. Mr. Ahern stated that a new tank was installed in 1995 and that is the only tank that he is aware of.

Ken Gibbs asked about the buffering on Route 302. Mr. Seymour stated that the strip between pavement and property lines will be grassed and 3 low plants, so they don't interfere with traffic viewing.

Cathy DiPietro asked if only one fuel tank remains of the six originally permitted and Mr. Seymour stated that this is under the gas pumps. Ms. DiPietro also asked for the Letter from Maine Drinking Water Program and stated that the only document found was state of Maine license. She also asked for a letter from well driller.

Dan Harden asked that a condition be made to ensure that the driveway will be kept open in winter for safety. Applicant to note the plan.

Chair Brusini asked about the floor plan and fire safety. Chair Brusini asked if the one exit was sufficient. Chief Garland stated that there is a second means of egress at the rear of the store which goes from the bar area under loading dock area directly to the outside.

The Board began deliberations and set the following conditions:

- Note on site plan that the exits will be kept clear of snow and snow will be removed if amounts exceed 6 feet high
- Receive acceptable follow-up information on the well

MOTION Dan Harden moved to tentatively approve the project as presented with the above conditions but withhold final judgement pending final approval of Findings of Facts and Conclusions of Law, second by Rolf Madsen

MOTION CARRIES 5/0

Item #6 New Business

**6a. Bridgton Food Pantry
498 Main St
Map 25 Lot 4
Pre-Application**

Reed Holden of the Bridgton Food Pantry Board gave an overview of the proposed plans for the project. Mr. Holden stated that the property is located at 498 Main Street and was purchased in December 2023. He stated that the pantry has been operating for 38 years with roughly 500 clients and that the plan is to go forward with design of the building. Mr. Holden stated that what is presented is a preliminary design and that at this time, he is looking for feedback.

Cathy DiPietro listed requirements of a full application.

Rolf Madsen thanked Mr. Holden for the service that is being provided.

Dan Harden asked that Mr. Holden look at requirements for tractor trailer/box truck deliveries. Mr. Harden asked for this information to be provided in the application.

Chair Brusini commented on Shoreland Zone and lot coverage and asked the applicant to look at that. She also asked if the plan was to connect to Town Sewer. Mr. Holden answered yes.

Dee Miller asked if there were any projections on how activity will increase with this facility in relation to what it is now.

Abutters Dr. Kent, Wendy Bretton, Gary Bretton, and Trish LaFontaine stated their concerns with the food pantry moving into their neighborhood. All were opposed to the project being located on the proposed location.

Mr. Holden spoke to the abutters and let them know that these are the beginning phases of the project, and the Board of the food pantry is looking to take care of the people and he wants to make sure that everyone is taken care of, including the abutters.

**6b. Bridgton Storage
293 Portland Rd
Map 9 Lot 72**

Cathy DiPietro stated that she finds the application incomplete due to applicant and owner names not matching throughout the application.

Rolf Madsen stated that there are several points in the application that contradict one another in relation to what this project is.

Chair Brusini stated that there were several omissions in this application. She offered for herself and Mr. Madsen to create a list to go over what is needed for the application to be considered complete.

MOTION Dan Harden moved to allow Deb and Rolf to make a list and provide to applicant, second by Ken Gibbs

MOTION CARRIES 5/0

Mark Lopez stated that this is simply to expand storage buildings and asked if there is a path to do so. Chair Brusini explained how it would be possible.

Mr. Lopez stated that the ordinance needs to be changed to make existing businesses able to expand rather than force owners to create other businesses that aren't necessary, and people don't want. Non-conformance rules allow him to expand but needs to be outside of the shoreland zone.

To be continued at a future meeting.

**6c. Shimkus Subdivision Amendment
25 Davids View
Map 16 Lot 4F**

Jim Seymour of Sebago Technics gave an overview of the application.

Cathy DiPietro stated that she found the application complete.

Mr. Seymour stated that this is a transfer of property between 2 homeowners. He stated that the reason for transfer of land is a shed encroachment, so abutters have agreed to sell the property.

The Board deliberated and set no conditions.

MOTION Dan Harden moved to tentatively approve the application as presented but withhold final judgement pending approval of Findings of Fact and Conclusions of Law, second by Rolf Madsen

MOTION CARRIES 5/0

**6d. Tarry A While Resort
17 Tarry A While Rd
Map 14 Lot 19A & 19C
Pre-Application**

Cathy DiPietro stated that she found the pre-application complete.

Dan Richards and Rosanna Richards, owners of Tarry A While Resort, gave an overview of the proposed project. He stated that the purpose of the application is to revitalize the site over a 10-year period to remain open year-round. Mr. Richards stated that the proposed upgrade and enhancement will allow the resort to sleep up to 142 guests from the current number of 63 guests, enhance patio, and will allow the resort to perform inside weddings and events.

Mr. Richards stated that having indoor facilities for weddings and events will help reduce noise and there will be no no added strain on septic facilities.

Mr. Richards stated that the current cottages will be replaced with cottages with full walk out basements with the same basic charm. He also stated that they will be handicap accessible with full kitchens, paved parking, and heat pumps.

Mr. Richards stated that the resort currently hosts roughly 11 weddings per summer but cannot sleep entire wedding parties. With the proposed revitalization, the resort will be able to accommodate these parties in full.

Discussion ensued regarding the 10-year plan. The Board offered options to do this as a phased project and how to proceed with a full application. The Board recommended presenting a full application for the full project.

The Board also recommended the applicant make an appointment with Code Enforcement Officer, Brenda Day, to discuss options and how to submit a full application.

**6e. Rolfe Corporation
North High St
Map 11 Lot 1A**

MOTION Ken Gibbs moved to hold a Public Hearing, second by Rolf Madsen
MOTION CARRIES 5/0

Rolf Madsen stated that the application is very complete and thanked the applicant. Chair Brusini agreed.

The Board scheduled a Site Walk at 3pm on July 16, 2024, followed by a Public Hearing at 5pm also on July 16, 2024.

Jamie Garland of Sebago Technics gave an overview of the proposed project. He stated that a quarry is proposed within the existing and previously approved gravel pit.

Dee Miller recommended publishing the blasting schedule to the neighbors.

Rex Rolfe said there will be crushing and screening daily, but blasting will happen approximately 10 times per year. He stated that there is a strong demand for aggregate stone and erosion products at this time.

Cathy DiPietro asked the applicant for narratives for air quality and vibration concerns.

**Item #7 Other
Item #8 Adjourn**

MOTION Ken Gibbs moved to adjourn, second by Dan Harden
MOTION CARRIES 5/0