

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**November 3, 2015
7:00p.m.**

The Bridgton Planning Board was called to order at 7:00p.m. by Steve Collins, Chair. Those in attendance were: Steve Collins, Chair; Fred Packard, Vice Chair; Brian Thomas; Dee Miller; Michael Figoli; Phyllis Roth, Alternate; Catherine Pinkham, Alternate. Absent were: None

The Pledge of Allegiance

Appoint Alternate(s) to vote in place of any absent regular member(s), if necessary.

All regular members were present therefore no alternates were appointed.

Approval of Minutes - October 20, 2015

Brian moved to approve the minutes as presented. Dee 2nd.

5 Approve / 0 Oppose

OLD BUSINESS

Bridgton Bottled Gas

Portland Road/4 Raspberry Lane; Map 6 Lot 24I

Site Plan Revision - Add 1-30,000 gallon tanks

Represented by Todd Perreault

Review and Accept Findings of Fact and Conclusions of Law

Steve said it has been our custom to read the Findings of Fact and Conclusions of Law in their entirety for each project, however, we have been advised by Aga Pinnett, Attorney for the Town of Bridgton, that that is not a statutory requirement. At the Board's request Georgiann Fleck, Deputy Town Manager and Planning Board secretary, has prepared written Findings of Fact and Conclusions of Law for Bridgton Bottled Gas which has been distributed to the Board. Are there any revisions that the Board would like to make to the Draft? Dee said on page 4 "visual impact" the "s" should be removed from tank.

Dee moved to remove the "s" from tank on page 4 "visual impact".

Brian 2nd. 5 Approve / 0 Oppose

Michael moved to remove the "s" from tank on page 1 "summary". Fred 2nd. 5 Approve / 0 Oppose

Dee said in the procedural history there is no discussion on some of the dates that the application was tabled for, however, I assume the minutes will reflect the particular dates. Steve said yes and we have an accurate record with Lake Region Television.

Fred moved that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated November 3, 2015 and as amended at this meeting and to approve the proposal of Bridgton Bottled Gas subject to the conditions of approval as set forth in this document. Brian 2nd. 5 Approve / 0 Oppose

David Randall

251 Portland Road; Map 9 Lot 72D

Boat Sales and Related Activities

Represented by Ronald Keniston

Review and Accept Findings of Fact and Conclusions of Law

Steve said are there any revisions that the Board would like to make to the Draft? There were none.

Fred moved that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated November 3, 2015 and to approve the proposal of David Randall subject to the conditions of approval as set forth in this document. Michael 2nd.

5 Approve / 0 Oppose

New Business

New Age Builders

527 Portland Road; Map 6 Lot 4A

Medical Marijuana Cultivation

Represented by Robert Greenlaw

Steve said procedurally we have a matter to discuss whereas our Site Plan Review Ordinance requires notification to property owners within 100' at least 12 days from this meeting and that notification was not made in a timely fashion so I don't think we can open this application for discussion.

"Applicant" said is that the only issue?

Brian moved to table the application and not discuss it any further until the next regular meeting of Tuesday, December 1, 2015. Fred 2nd.

5 Approve / 0 Oppose

Sustainable Way LLC

5 Sustainable Way; Map 10 Lot 8 and 58A

Office/Professional Building

Represented by George Sawyer, Sawyer Engineering and Surveying

Steve said does any Board member feel that they have a conflict of interest? There was no comment.

Steve said does the Board feel that we have a complete application?
Brian said substantially complete or complete? Steve said

substantially complete. Steve said I have not heard any comments on it not being complete so without objection we will proceed with the presentation.

Mr. Sawyer said this building will be a professional office building similar to the one located at 300 Portland Road. It is a little bigger in size, this one 50x90 and the other one 40x80. We have shown that we will connect the two buildings together as far as the parking and walkway so you would be able to enter 300 Portland Road and stop there or move onto the proposed building. There is also a garage proposed. We are considering apartments on the second floor for a multi-use building. We have done a test pit and we show a proposed septic system which will carry about 600 gallons per day which can be revised according to the use. Water supply will be public. A water main was brought across the road last fall to service the existing building. I have a letter from Norway Savings Bank regarding financial capability. We have elevations for the front building. The building will be similar in design to 300 Portland Road and lighting will be provided and will be similar to 300 Portland Road. Canopies over each entry way is proposed. There are three units proposed so there will be three separate entry ways and there will be three separate entry ways from the back parking lot. This project must be reviewed the Department of Environmental Protection "DEP" which is why we have not presented any storm water or phosphorous calculations. Our drainage will come down Sustainable Way and will be taken care of by an existing large wet pond. Sustainable Way will be built to town specifications. Some wetlands were located on this property that were not shown on the Vista proposal and therefore it will require a new wetlands application through the "DEP".

Steve said how many units are proposed in the main building? Mr. Sawyer said it could be up to five. There could be a major one in the front middle and then it could be one on each end or they could be split in two for a total of five.

Steve said your proposed 600 gallons per day for septic includes how many people? Mr. Sawyer said it is only 12 gallons per day per worker.

Steve said what is proposed for the garage? Mr. Sawyer said it could be used as a workshop area but we are considering apartments overhead.

Catherine said what is the proposed number of stories? Mr. Sawyer said the front building will be one story. Justin McIver, owner/developer, said the front building will be one story with a loft in the center and the rear building will be two story.

Mr. Baker said whatever goes in for business will need to come back for Department Review.

Phyllis said will the building be ADA compliant? Mr. McIver said I am not sure if the whole building be ADA compliant.

Michael said when you do the proposed garage/apartments we need to know what the impact will be regarding septic.

Michael said I don't recognize the name on the plan. Mr. McIver said it is a newly created LLC. Michael said do you need any type of an agreement? Mr. McIver said yes, there will be an easement.

Brian said we should have an agreement between Sustainable Way for the use of the detention pond. Mr. McIver said yes.

Brian said the other project was June 3, 2015 which has a two year "sunset" clause. Fred said we put a 10 year clause on the project. Brian said there is two years to start the project are you going to build this before that project because it does not seem right that you would use the amenities from the original project for this project.

Steve said Sustainable Way had two components, the apartment complex and a subdivision. Mr. Sawyer said Sustainable Way would serve both. Steve said according to the Subdivision Regulations there is a two year build-out for the infrastructure.

Brian said do you need to get a change on the Department of Transportation entrance? Mr. Sawyer said I don't believe so because that is a general permit for the whole project.

Dee said will the wetlands impact this project? Mr. Sawyer said they are applying for an expanded permit.

Dee said are you paving the entire parking area. Mr. Sawyer said pavement and grass area which will be taken care of during the wetland impact application.

Phyllis said please explain the function of the pond? Mr. Sawyer said any project requires some sort of mitigation to control storm water runoff so peak runoff is no greater than what comes off the property before development and one of those options is retention ponds.

Steve said there is some additional information that the Board needs. Mr. Sawyer said we may try to come back in December but we may wait until January so we know more about the DEP review.

Approved Applications as per Bridgton Site Plan Review Ordinance 4.A.1

**Dale Desjardins
155 Sweden Road; Map 49 Lot 28A
Residential Deer Cutting**

Topics for Discussion

A. Schedule Workshop/Meeting

Brian moved to hold a workshop/meeting on Tuesday, December 17, 2015 at 7:00p.m. Fred 2nd. 5 Approve / 0 Oppose

Brian submitted instructions to Board members on **accessing OneDrive on their desktop computers**. Brian said I can order a **mouse for your tablets** if any Board member is interested.

Fred moved to adjourn the meeting at 7:50p.m. Catherine 2nd.
5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton