

**BRIDGTON PLANNING BOARD  
MEETING**

**Downstairs Meeting Room**

**May 3, 2016  
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; Phyllis Roth, Alternate and Catherine Pinkham, Alternate. Absent were: Michael Figoli and Dee Miller

**The Pledge of Allegiance**

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

Steve appointed Catherine Pinkham, Alternate and Phyllis Roth, Alternate to act in the capacity as regular members.

**Approval of Minutes - March 29, 2016 (Special Meeting)**

**Fred moved** to approve the minutes as presented. Brian 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Approval of Minutes - April 5, 2016 (Regular Meeting)**

**Brian moved** to approve the minutes as presented. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Approval of Minutes - April 19, 2016 (Special Meeting)**

**Fred moved** to approve the minutes with the revisions as discussed. Brian 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Old Business**

**Daniel Krupp and Ryan Krupp**

**The Estates at Long Lake; Map 10 Lot 47-2 to 47-2-5**

**Subdivision Revision**

**Represented by George Sawyer, Sawyer Engineering**

**Review and Accept Findings of Fact and Conclusions of Law**

**Sign Mylar**

Fred said I would like to disclose that when the board began deliberations I had no contact with the owners of this property, however, since then I have been asked to do an appraisal on the property. As far as I am concerned I am not bias. Steve said how does the Board want to proceed regarding Mr. Packard's disclosure?

**Catherine moved** that Mr. Packard does not have a conflict of interest and therefore may remain on the Board at this time. Brian 2<sup>nd</sup>.

5 Approve / 0 Oppose

Steve said at the Board's request Ms. Fleck has prepared written Findings of Fact and Conclusions of Law with respect to the Daniel and Ryan Krupp application. The draft decision has been distributed to the Board. The Planning Board is tasked with approving or approving with conditions an application if we affirmatively find, based on information presented, that the application meets the standards set forth in Article 1 Section 1 and Article X Items 1-9 of the Town of Bridgton Subdivision Regulations. The applicant has the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Ordinance.

Are there any questions or proposed revisions that the Board wishes to make to the Findings of Fact or Conclusions of Law in the Draft Decision? Hearing none I will accept a motion to accept the decision as written.

**Fred moved** that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated May 3, 2016 and to approve the proposal of Daniel Krupp and Ryan Krupp. Brian 2<sup>nd</sup>.  
5 Approve / 0 Oppose

Georgiann Fleck, Deputy Town Manager and Planning Board Secretary said George Sawyer, agent for the applicants is not present this evening but I do have the mylar for Board signature.

The Board signed the mylar.

**Everlast Roofing Inc.**  
**24 J.R. Mains Drive; Map 26 Lot 8A**  
**60x140 Storage Building**  
**Represented by George Sawyer, Sawyer Engineering**  
**Review and Accept Findings of Fact and Conclusions of Law**

Steve said at the Board's request Ms. Fleck has prepared written Findings of Fact and Conclusions of Law with respect to the Everlast Roofing application. The draft decision has been distributed to the Board. The Planning Board is tasked with approving or approving with conditions an application if we affirmatively find, based on information presented, that the application meets the standards set forth in Article VII of the Bridgton Site Plan Review Ordinance. The applicant has the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Ordinance.

Are there any questions or proposed revisions that the Board wishes to make to the Findings of Fact or Conclusions of Law in the Draft Decision? Hearing none I will accept a motion to accept the decision as written.

**Brian moved** that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated May 3, 2016 and to approve the proposal of Everlast Roofing Incorporation subject to the conditions of approval set forth in the document. Catherine 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**The Carry All Corner LLC**  
**2 Cottage Street; map 23 Lot 148**  
**3,200 sf mixed use building**  
**Represented by Michael E. Tadema-Wielandt, Terradyn Consultants**  
**Review and Accept Findings of Fact and Conclusions of Law**

Steve said we received correspondence from Michael E. Tadema-Wielandt, agent for the applicant, requesting the application be tabled until the Town vote takes place in June for sewer capacity (copy attached) and add the application to the Planning Board agenda immediately following the June vote.

**Phyllis moved** to table the application to first regular meeting following the 2016 Annual Town Meeting. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Mark Lopez/Bridgton Self Storage and Consignment**  
**Portland Road; Map 9 Lot 72**  
**47,250sf Self-Storage Building and 2,550sf Office and Consignment Shop**  
**Represented by Jeffrey Amos, Terradyn Consultants**  
**Review and Accept Findings of Fact and Conclusions of Law**

Steve said at the Board's request Ms. Fleck has prepared written Findings of Fact and Conclusions of Law with respect to Mark Lopez/Bridgton Self Storage and Consignment application. The draft decision has been distributed to the Board. The Planning Board is tasked with approving or approving with conditions an application if we affirmatively find, based on information presented, that the application meets the standards set forth in Article VII of the Town of Bridgton Site Plan Review Ordinance. The applicant has the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Ordinance.

Are there any questions or proposed revisions that the Board wishes to make to the Findings of Fact or Conclusions of Law in the Draft Decision? Hearing none I will accept a motion to accept the decision as written.

Mark Lopez, Applicant, submitted for the record a correspondence from the Bridgton Water District stating they can service the project (copy attached). Steve said this was one of the conditions of approval which has been satisfied.

**Brian moved** that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated May 3, 2016 and to approve the proposal of Bridgton Self Storage and Consignment subject to conditions of approval set forth in the document. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**New Business** - None

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

None

**Topics for Discussion**

A. Bridgton Bottled Gas/Stone Road Energy

1. Schedule Special Meeting for approval of Findings of Fact and Conclusions of Law (May 17, 2016)

Steve said when we left the continuation of April 19, 2016 straw votes were conducted concerning all the elements of the remand and we assigned the task to Attorney Aga Pinette to draft Findings of Fact and Conclusions of Law consistent with the straw vote on the elements that were remanded to the Planning Board. Attorney Pinette did notify me that she would not have the Findings of Fact and Conclusions of Law prepared for this meeting and suggested May 17, 2016 as a date to consider.

**Fred moved** to schedule a special meeting for Tuesday, May 17, 2016 to review the Findings of Fact and Conclusions of Law for Bridgton Bottled Gas. Catherine 2<sup>nd</sup>. 5 Approve / 0 Oppose

B. FYI

1. Memorandum to Board of Selectmen
  - a. Shoreland Zoning Ordinance
  - b. Tower Ordinance
  - c. Site Plan Review Ordinance

2. Maine Townsman

C. Other

Brian said the Land Use Committee has been working on a draft Ordinance for land use and they are planning on requesting meeting with the Board for a presentation prior to putting it on the warrant in November. Steve said clarify with the Committee when they would like to meet before this Board. Brian said there also needs to be a Public Hearing. Steve said are they planning on revising the Site Plan Review Ordinance and/or Subdivision Regulations or creating a separate Ordinance. Brian said a separate Ordinance. They are going

to create land use regulations for Main Street from the monument to Pondicherry Square and from Portland Road to the Naples border.

**Fred moved** to adjourn the meeting at 7:28p.m. Brian 2<sup>nd</sup>.

5 Approve / 0 Oppose

Respectfully Submitted,

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Georgiann M. Fleck, Deputy Town Manager  
Town of Bridgton