

**BRIDGTON PLANNING BOARD  
MEETING**

**Downstairs Meeting Room**

**February 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; Dee Miller; Brian Thomas; Phyllis Roth, Alternate  
Absent were: Michael Figoli; Alternate position vacant.

**The Pledge of Allegiance**

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

Steve appointed Phyllis Roth, Alternate, to act in the capacity of a regular member.

**Approval of Minutes - January 6, 2015**

**Brian moved** to approve the minutes as written. Phyllis 2<sup>nd</sup>.

5 Approve / 0 Oppose

**Old Business - None**

**New Business**

**Bridgton Academy**

**11 Academy Lane; map 39 Lot 8 and Map 19 Lot 24**

**Reconstruct existing recreational fields**

**Represented by Todd Gammon, Blais Civil Engineers**

Mr. Gammon said present also is Tony Campbell, Contractor of the project and Helen Telfer, Bridgton Academy Representative. The scope of the project is to reconstruct what is already there which is grass, athletic fields, one football field and one baseball diamond. The proposal is to build a 180x237sf synthetic turf football field with about a 9-10' build-up. The baseball diamond will be rotated and the infield will be synthetic turf and the outfield will be grass. There will be approximately 122,000sf of new turf in the same location on the flat ground. There will not be a lot of grading or construction work. The baseball diamond reorientation is for the sunlight in the area. What we are calling a football field will be a multi-purpose field for soccer, lacrosse and football. The other field will be just for baseball. There will be a grassed area between the two fields. There will be convenient access from the parking lot. The turf field will have a build-up with a flat drain allowing the surface water to go down, hit the multi-purpose field then to a few level spreaders to a wooded buffer. The plan also shows striping for the fields. There are some sectional build-ups with the turf and different layers of stone. The multi-purpose field has a concrete turf section, the

baseball diamond has a rubber one adjacent to the infield area. We have the erosion control methods on the plan. Mr. Campbell is thinking it may take about 45 days for construction which will begin in April.

Steve said please review the stormwater runoff and phosphorous control particularly with respect to the permeability of the artificial turf. Mr. Gammon said we have the total area of the parcel and a certain number of allowable export. I used the Long Lake, .029, the DEP gives me the number I am allowed to use, the buildup that is inherent with the synthetic turf gets a certain treatment factor. The .029 per acre per year is what is allowed by DEP. I then take the total acreage of the parcel, separate out the existing developed area, you are allowed to take credit for the pervious surface filtration BMP so under the synthetic turf there is some dense graded aggregate and crushed stone which you get credit for. All the water that hits the turf will sit there and then it will hit the fabric about 9" down and a thin flat pipe which will go to the drains.

Steve said your disruption is great enough that it had to go to DEP for a Site Location of Development, what is the status of that application? Mr. Gammon said it is currently being reviewed. Mr. Campbell said they are referring to the synthetic turf as impervious which triggers Site Location.

Dee said are there permanent structures attached to the fields such as stands and dugouts? Mr. Campbell said the plan allows for a concrete attachment curb that gets poured in place which is approximately 8" wide by 6" tall around the perimeter. There is also an area along the sideline of the baseball field that is for a future dugout and/or a bull pen area. This is not part of the contract, it is so we have the calculation for the impervious area for the future.

Phyllis said I did see mention of a building. Brian said the soil report refers to a proposed athletic building. Mr. Gammon said there is future plans for an approximate 10-15,000sf athletic building which is not part of this project. Phyllis said you will be coming back to the Board for that? Mr. Gammon said yes, it is only conceptual at this time.

Brian said is there any lighting currently on site and are there plans for lighting in the future? Mr. Campbell said currently there is no lighting but part of this project does allow for installation of underground conduits in preparation for lighting in the future which we would come back to the Board for further review.

Phyllis said where will the storm water go? Mr. Campbell said it leaves from two spots to the football field, drains down through the turf and stone and leaves in a level lip spreader at the east end of the football field, comes out into a 10" pipe into an area that is a

stone lined trench which allows it to sheet flow over the existing surface into the woods 200' before it leaves the property. The baseball field is essentially the same thing.

Steve said this is basically what exists now as a drainage path? Mr. Campbell said yes only the flow will be slowed down.

Dee said the changes being made are to the fields and not the contour of the land? Mr. Campbell said correct.

Dee said your new system for gathering stormwater is more efficient than what you have now? Mr. Campbell said yes.

Dee said athletic fields attract neighborhood kids with kites, etc. are you doing anything to make sure that anyone that wanders onto your athletic facility is restricted? Mr. Gammon said there is no change in the influx of pedestrian traffic and we are not restricting them. Ms. Taffurs said our campus is open to the community so we have people that walk and run, kids that come to play on the fields and we want to continue to allow that access.

The Board reviewed the criteria for Site Plan to establish the Findings of Fact and Conclusions of Law.

As stated in Section 8 Review Standards of the Site Plan Review Ordinance, "standards presented in the Site Plan Review Ordinance are intended to achieve the following objectives: Preserve the traditional New England character of the downtown; present an attractive gateway area; facilitate safe vehicular and pedestrian access; protect the value of the abutting properties and the character of natural surroundings; promote intelligent, attractive and useful design; ensure economic investment and vitality; anticipate future growth".

Performance Standards required for any approval by the Planning Board. The Planning Board shall approve or approve with conditions a submitted application if there is an affirmative finding based on information presented that the application meets the following standards. The applicant shall have the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of this Ordinance.

1. Preserve and Enhance the Landscape: The landscape shall be preserved in its natural state by minimizing disturbance of soil and removal of existing vegetation during construction. After construction is complete, landscaping shall be designed and planted that will define, soften or screen off-street parking areas from the public right of way and abutting properties, will enhance the physical design of the building and site and will minimize adverse impact on neighboring land uses.

The Board concurred that this section has been met

2. Relationship to Surroundings: Proposed structures or additions to existing structures shall be harmonious with the terrain and existing buildings in the vicinity and shall;

- a. Be of compatible scale and size;
- b. Not exceed 35 feet in height measured from the ground or rise in sight above the main street church steeple;
- c. Be of compatible architectural style, incorporating features such as, but not limited to, simple rectangular shape, gable roof or other compatible roof line, dormers, compatible windows, doors and trim;
- d. Have exterior of wood, stone, brick, or other material having the same architectural and visual properties;
- e. Present minimal disruption to such natural features as slope, soil type and drainage ways;

The Board concurred that this section has been met

3. Vehicular Access: The proposed layout shall ensure that vehicular and pedestrian traffic conditions shall not exceed reasonable limits for the neighborhood. Special consideration shall be given to the location, number and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts.

The Board concurred that this section is not applicable

4. Parking and Circulation: The design of vehicular and pedestrian circulation areas including walkways, interior drives and parking areas shall be safe and convenient. Pedestrian, private vehicle and service traffic, including loading areas and general parking areas, shall be separate and not detract from the proposed building or from neighboring properties. a. Loading areas and general parking areas, shall be separate and not detract from the proposed building or from neighboring properties. b. Parking lots serving multiple establishments or providing general off street parking are strongly encouraged. Applicant must provide adequate turning capacity for all public safety vehicles. c. New construction, substantial enlargements or adaptive reuse of existing buildings subject to Planning Board review shall be required to provide adequate parking for employees and customers. d. Applicants may satisfy parking requirements by entering into a written agreement with another property owner or through the utilization of municipal parking lots. The Planning Board shall have the ability to determine if alternative agreements or use of public lots is sufficient to address the needs of the proposed business.

The Board concurred that this section has been met

5. Surface Water Drainage: Adequate provision shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion or the public storm drainage system. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a ten-year storm frequency.

The Board concurred that this section has been met

6. Applicants shall be required to meet any and all state and local regulated setbacks from all applicable vehicle rights of way and in addition shall be no closer than 25' from pavement or traveled way. The applicant shall be restricted from building any non-impervious development within the setback area. This shall not restrict the construction of vehicular or pedestrian entrances to and exits from the property. Applications subject to dimensional requirements set forth in Section 9B. and 9B.1 are exempt from this section.

The Board concurred that this section has been met

7. Existing Utilities: The development shall not impose an unreasonable burden on public utilities.

The Board concurred that this section has been met

8. Advertising Features: The design and lighting of signs and other advertising structures shall be shielded and non-flashing and not detract from the design of the proposed building and other surrounding structures and properties.

The Board concurred that this section is not applicable

9. Special Features of the Development: Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have sufficient setbacks and screening to provide an audiovisual buffer sufficient to minimize their adverse impact on other land uses within the development area and surrounding properties.

The Board concurred that this section has been met

10. Exterior Lighting: All exterior lighting shall be shielded and non-flashing, energy efficient and ensure safe movement of people and vehicles. Placement of lighting shall minimize glare and reflections on adjacent properties and the traveling public. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties.

The Board concurred that this section is not applicable

11. Emergency Vehicle Access: Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures.

The Board concurred that this section has been met

12. Municipal Services: The development will not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, emergency medical unit, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

The Board concurred that this section has been met

13. Protection Against Undue Water Pollution:

a. In making this determination, the Planning Board shall at least consider the elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils, and, if necessary, their ability to adequately support waste disposal and/or any other approved licensed discharge; the slope of the land its effect on effluents; the aquifers and aquifer recharge areas; the existence of streams and surface runoff characteristics; cumulative impact of increased phosphorus loading to lakes; and the applicable federal, state and local laws, ordinances, codes and regulations.

b. The proposed development will not alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

The Board concurred that this section has been met

14. Protection Against undue air pollution: The applicant shall consult federal and state authorities to determine applicable air quality laws and regulations, and furnish evidence of compliance to the Board.  
The Board concurred that this section has been met
15. Water Use: There is sufficient water available for the reasonable foreseeable needs of the development and will not cause an unreasonable burden on an existing water supply, if one is to be utilized.  
The Board concurred that this section has been met
16. Protection against unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.  
The Board concurred that this section has been met
17. Provision for adequate sewage waste disposal.  
The Board concurred that this section has been met
18. Protection against any undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas.  
The Board concurred that this section has been met
19. Protection of waters and shoreland: Whenever situated in whole or in part, within 250 feet of any pond, lake, river, will not adversely affect the quality of such body of water or unreasonable affect the shoreline of such body of water, and will be in compliance with the Shoreline Zoning Ordinance of the Town of Bridgton.  
The Board concurred that this section is not applicable
20. Limit of Noise levels. Will not raise noise levels to the extent that abutting and/or nearby residents are adversely affected.
- a. Noise: Excessive noise at unreasonable hours shall be required to be muffled so as not to be objectionable due to intermittence, beat frequency, shrillness, or volume (please refer to table, below).
  - b. The maximum permissible sound pressure level of any continuous regular or frequent source of sound produced by any activity regulated by this Ordinance shall be as established by the time period and type of land use listed below. Sound pressure levels shall be measured on a sound level meter at all major lot lines of the proposed site, at a height of at least four feet above the ground surface.  
Sound Pressure Level Limit  

7a.m. – 8p.m.	8p.m. – 7a.m.
70 dB (A)	55 dB (A)
  - c. The following uses and activities shall be exempt from the sound pressure level regulation:
    1. Noises created by construction and maintenance activities between 6:30a.m. and 8:00p.m.
    2. The noises of safety signals, warning devices, and emergency pressure relief valves and any other emergency activity.
    3. Traffic noise on public roads.
- The Board concurred that this section has been met
21. Conformance with Comprehensive Plan for the Town.  
The Board concurred that this section has been met
22. ADA Compliance. All new construction and substantial enlargements or renovations of existing buildings as defined in the Site Plan Review Ordinance, requiring a permit, shall adhere to all applicable sections of the American's with Disability Act (ADA).  
The Board concurred that this section has been met
23. Location in Flood Zone: The subdivider shall determine, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, whether the proposed development in whole or part, is in a flood prone area. If the proposed development, or any part of it, is in such an area, the applicant shall determine the 100 year flood elevation and flood hazard boundaries within the development. The proposed development plan shall as a condition of site plan approval assure that principal structures on lots in the subdivision shall be constructed with their lowest floor, including basement, at least one foot above the 100 year flood elevation.  
The Board concurred that this section is not applicable
24. Proof that the applicant has adequate financial and technical capacity to meet the above standards.  
The Board concurred that this section has been met

25. Large Scale Water Extraction.

The Board concurred that this section is not applicable

26. Surface and Subsurface Mineral Extraction Applications.

The Board concurred that this section is not applicable

**Fred moved** to tentatively approve the project as presented and submitted conditional upon approval of the application by Department of Environmental Protection "DEP" but withhold final judgment pending review of the Findings of Fact and Conclusions of Law. Brian 2<sup>nd</sup>.

5 Approve / 0 Oppose

**Randy Gardner**

**494 Portland Road; Map 5 Lot 91**

**RV & ATV Repair, Maintenance and Sales**

**Represented by Randy Gardner**

Mr. Gardner said I did receive a copy of the correspondence submitted by my neighbor, Mr. Don Roakes, expressing concerns such as painting which is done off site and as far as noise at night I do not live at this property, I live in Raymond. I am trying to get a business going for my son to be a part of.

Mr. Gardner said I would like to do restoration of boats, RV's, ATV's, simple things nothing big, and I am looking to sell some of the items. This is more of a hobby, it is not a nighttime business. I don't have any intention of selling the property in Bridgton but I want to use the property to have a business on.

Steve said what is on the property now? Mr. Gardner said there is a foundation left from where the house used to be. I would like to utilize the foundation, I don't want a basement so it will be filled in to ground level to accommodate a building with a big garage door for storage and maybe an office.

Steve said do you propose to enlarge the building? Mr. Gardner said right now there is a 12x20 porch which I want to remove but eventually I may want to go that additional footage but right now I want to use the footprint of the foundation. Steve said how big is the foundation? Mr. Gardner said it is 36x24.

Mr. Gardner said currently I am in the RV business which is a family owned business and right now I am planning for the future which is restoration and sales which will include my son. I do all painting off-site.

Rob Baker, Code Enforcement Officer, said Mr. Gardner has been selling trailers, RV's, etc. on this property. I sent him a violation notice and told him if he wanted to continue this type of activity on the property he would need to come to the Planning Board for Site Plan Review.

Steve said how much room is there currently for parking and how much is proposed? Mr. Gardner said right now I can park at least 20 vehicles. Steve said do you propose to make any changes to that? Mr. Gardner said I don't believe so, I don't anticipate a lot an increase in traffic which would generate the need for more parking.

Mr. Baker said on the plan it shows an increase in parking. Mr. Gardner said the person who helped me prepare the application may have shown that on the plan. Brian said the plan show four different parking areas. Mr. Gardner said there is existing parking behind the foundation and where the existing porch is.

Mr. Gardner said when I purchased the property there was a dump consisting of metal and glass on the adjacent property. I removed all of that debris, however, contrary to Mr. Roakes' comments I did not make a hole in the wall for access.

Dee said do you have a curb cut off Route 302? Mr. Gardner said my driveway goes runs parallel with Side City Road. I planted all the trees on the side of my driveway.

Dee said are the parking areas flat and are you going to pave them? Mr. Gardner said my driveway is paved. Dee said what about the parking area? Mr. Gardner said the spot behind the foundation where the porch is is paved and I can park two vehicles there.

Dee said where do you have room for 20 vehicles? Mr. Gardner said that is for the whole area.

Dee said are you setting up a display lot? Mr. Gardner said no, I will have on display 2-4 items. Dee said what if you have more than 4? Mr. Gardner said the items will be limited.

Dee said on your plan you state "proposed delivery parking". Mr. Gardner said I am not sure what that means. The area is 20x25 and the person that assisted in preparation of the application did enlarge it. I pick up most everything I need for the projects but if I had a delivery it would be a UPS truck bringing small items so traffic would be minimal.

Mr. Gardner said I am not sure what Mr. Roakes is referring to as not the line on his correspondence.

Brian said where are the parking areas that you are going to use? Mr. Gardner said I will have parking areas. Brian said what kind of materials are you going to put on the parking areas? Mr. Gardner said I will dig it all out and do what is necessary. Dee said we need to know because that may cause additional soil disturbance. Mr. Gardner said I may eliminate one. Dee said we need to know that too.

Dee are you going to have room for customers to pull in and if so where will they park? Mr. Gardner said if I am going to have a customer they are going to drop off and move on.

Dee said maybe you should work with Mr. Baker to firm up your plans so we know exactly what you are going to do.

Phyllis said where will the customers drop off their items for repair and is that area going to be paved and if so with what? Mr. Gardner said right now everything is paved except down by the garage.

Steve said right now we have an application from you that indicates you are going to add a lot of pavement and if so that changes the stormwater runoff and the phosphorous load. You need to let us know what you are changing and what is staying the same. Mr. Gardner said the only thing I am changing is in front of the foundation, right now there is a 4' walkway that goes half-way into the foundation and I would add from that an additional 15'. Steve said you need to tell us what is new or changing? Dee said the reason you are here is because you are converting the property from residential to a commercial use.

Brian said where will you do the restoration projects? Mr. Gardner said in the garage. Brian said only the garage? Mr. Gardner said yes. Brian said will any of the work be done outside? Mr. Gardner said no. Brian said can you fit an RV in the garage? Mr. Gardner said yes, if it is too big I won't do the project.

Phyllis said is there a leach field on your property? Mr. Gardner said yes.

Mr. Gardner said the runoff comes down Route 302, in through my driveway and to Mr. Roakes' property. I have to keep filling it in, I am not going to change the runoff course.

Steve said does the Board feel that we have a complete application? If we do not feel it is complete we should give the applicant a list of items that we need to know about. Dee said I have summarized what the applicant has said such as no outside work on vehicles, no additional pavement will be added, no temporary vehicle storage and no painting on site which eliminates associated fumes. Mr. Gardner said I did not say that I may not pave more. Steve said we need to know that.

Dee said your application shows a waiting area? Mr. Gardner said I do a lot of wiring work. Dee said do we need to add that to your plans? The Board concurred that that was not necessary.

**Phyllis moved** to table the application until the next regular meeting scheduled for March 3, 2015. Fred 2<sup>nd</sup>. 5 Approve / 0 Oppose

Steve said we have a complaint from an abutter regarding runoff and I am not sure if that is something that you can do yourself but you may need technical assistance.

Brian said you also need a driveway entrance from DOT for a conversion from a residence to commercial.

**Approved Applications as per Bridgton Site Plan Review Ordinance 4.A.1  
None**

**Topics for Discussion**

A. Re-schedule workshop/meeting originally scheduled for Tuesday, January 27, 2015 but was cancelled due to inclement weather

**Brian moved** to schedule the workshop/meeting for February 17, 2015 at 7:00p.m. Fred 2<sup>nd</sup>. 5 Approve / 0 Oppose

B. FYI

1. Maine Municipal Association - Local Planning Boards and Boards of Appeal Seminar (Bridgton, Maine) (See attached)

Steve said our regular meeting is scheduled for the night of this training, therefore, as we get closer we will need to reschedule our meeting.

C. Other/Miscellaneous

Brian said we received correspondence from **Larry Glatz regarding addressing** (see attached).

Brian said the **Marijuana Dispensary Ad Hoc Committee** prepared a **progress report** dated February 2, 2015 (see attached).

**Fred moved** to adjourn the meeting at 8:15p.m. Phyllis 2<sup>nd</sup>.  
5 Approve / 0 Oppose

Respectfully Submitted,

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Georgiann M. Fleck, Deputy Town Manager  
Town of Bridgton