

**BRIDGTON PLANNING BOARD  
MEETING**

**Downstairs Meeting Room**

**February 17, 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; Dee Miller; Brian Thomas; Phyllis Roth, Alternate. Absent were: Fred Packard, Vice Chair; 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.

**Old Business - None**

**New Business - None**

**Topics for Discussion**

The Board reviewed the June Town Meeting schedule (see attached).

**A. Ordinance/Regulation - Revisions**

**1. Tower Ordinance**

Discussion ensued between Board members, Department Heads and attending public.

The Board concurred to revise Section VII.G. to include a new number 3 to read "Addition of Antennas to a previously approved telecommunication facility - no approval of an unspecified antenna(s) shall be granted. The addition of an additional antenna(s) shall be treated as an amendment to previously approved tower application. (See Article IX)".

The Board concurred to add "to Section IV.G request additional information "from the applicant".

**Phyllis moved** to approve the revisions as discussed and schedule a Public Hearing. Brian 2<sup>nd</sup>. 4 Approve / 0 Oppose

**2. Site Plan Review Ordinance**

Discussion ensued between Board members, Department Heads and attending public.

The Board concurred to revise Article VIII. Section 4.3.c and Article IX Section 2.2 and Section 2.3 to include the reference "in the most recent version of the Town of Bridgton Assessing Office Property Owner Lists, applicant must reference date of list used, available at the Town of Bridgton Municipal Office created by the Town of Bridgton Assessing Department and amended periodically" for abutter notification purposes.

The Board concurred to correct the spelling in Article VIII. Section 4.32 from Representative(s) to "Representatives".

The Board concurred to revise Article X. Section 2.2 to eliminate "abutting the main road beginning at Mt. Henry Road to Garden Way and School Street to Monument on Main Hill, also known as the Downtown District" and add following All structures "in the Village Center District" shall meet...

The Board concurred to revise Article X. by changing section "a" to "2" and adding "Minimum front setback from edge of ROW 0"

The Board concurred to revise Article VII.B.6 by eliminating "and in addition shall be no closer than twenty-five (25) feet from pavement or traveled way".

The Board concurred to revise Article XV Section 1 by removing "by" following must and removing "before" following requirements and replace "posting" with "conducting".

**Brian moved** to approve the revisions as discussed and to schedule a Public Hearing. Dee 2<sup>nd</sup>. 4 Approve / 0 Oppose

Brian said we should consider adding the setback info in Article 10 to the review standards when we are reviewing an application. The Board concurred.

Steve said the Marijuana Dispensary Ad Hoc Committee is proceeding to the Board of Selectmen with proposed changes to the Site Plan Review Ordinance. The Board of Selectmen in-turn will review the proposal and determine if their charge has been satisfied and if so they will forward the changes to the Planning Board for consideration.

The Board reviewed the proposed changes submitted by the Marijuana Dispensary Ad Hoc Committee to the Board of Selectmen for consideration (copy attached).

### **3. Sign Ordinance**

Discussion ensued between Board members, Department Heads and attending public.

The Board concurred to revise Section V.H. and add following apply "changeable signs may be changed no more than once every 8 seconds".

**Brian moved** to approve the revisions as discussed and schedule a Public Hearing. Dee 2<sup>nd</sup>. 4 Approve / 0 Oppose

**Brian moved** to table discussion of light intensity to a future workshop/meeting. Dee 2<sup>nd</sup>. 4 Approve / 0 Oppose

#### **4. Designation of Safe Zones Ordinance**

Discussion ensued between Board members, Department Heads and attending public.

Georgiann Fleck, Deputy Town Manager, said I contacted MMA and Dick Spencer, legal representative for the Town of Bridgton and asked if a parcel needed to be owned by the Town of Bridgton in order to include it in the Safe Zone Ordinance and both MMA and Attorney Spencer responded that it did not.

The Board concurred to revise Section 3 by removing "between Old Adams Bakery and House of Pizza" and adding "Sabatus Island, BRAG Fields, Pondicherry Park and Steven's Brook Trail with Map and Lot reference for each.

**Brian moved** to approve the revisions as discussed and schedule a Public Hearing. Phyllis 2<sup>nd</sup>. 4 Approve / 0 Oppose

#### **5. Miscellaneous**

Brian said the **Marijuana Dispensary Ad Hoc Committee** needed to get a legal opinion from the attorney regarding the location of a dispensary within or close to safe zones before we felt we could proceed with the proposed revisions. Once we received the legal opinion we made the proposed revisions to the Site Plan Review Ordinance and now it is being submitted to the Board of Selectmen for consideration. The Committee focused on location, security and disposal (See attached).

#### **B. Other/Miscellaneous**

Steve said when will the Board of Selectmen discuss the implementation Committee for the **Comprehensive Plan**? Anne Krieg, Economic Development Director, said they have talked about it already and I was going to discuss this further at one of your regular meetings, however, I will include an information packet on their proposed charge with a follow-up memo in your next agenda packet. Dee said I think that the people that wrote the plan should not be on the Committee. Ms. Krieg said the membership on the Committee is open to anyone that wants to be on it.

**Brian moved** to adjourn the meeting at 8:34p.m. Dee 2<sup>nd</sup>.  
4 Approve / 0 Oppose

Respectfully Submitted,

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Georgiann M. Fleck, Deputy Town Manager  
Town of Bridgton