

BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE MEETING

Town Office Lower Meeting Rooms

May 24, 2017

The Bridgton Land Use & Zoning (LUZ) Ad-Hoc Committee meeting was called to order at 6:05 p.m. by Chuck Renneker, Chair. In attendance were Ken Gibbs, Bill O'Conner, Chuck Renneker, and Lucia Terry.

Absent were Brian Thomas, Bill Vincent, and Gteg Watkins.

Discussion Topics:

1. The language describing non-conforming lots and structures in the Ordinance was considered. It was the consensus of the LUZ that, only in DVBDI, a one-story structure can be rebuilt as one-story, providing the completed structure is no more non-conforming than the original structure. Specific wording to this effect will be added to the Ordinance.
2. Adjacent lots under common ownership in the Outer Corridor were discussed. When Anne Krieg is available to a meeting by Skype, the LUZ will ask her, "When we have two or more adjacent lots under the same ownership that are non-conforming, why do towns require them to be joined?" (A list of other questions for Anne Krieg was prepared and distributed to Anne and to committee members.)
3. Landscaping provisions in DVBDII, the Inner Corridor, and the Outer Corridor were reviewed. The consensus of the LUZ was that the Planning Board may modify the landscaping regulations according to the following addition to the Landscaping sections of the Ordinance: "The Planning Board may allow modification of the landscaping requirements on a case-by-case basis for site conditions such as shallow to bedrock soils and the presence of rock outcroppings."

Items Pending for Next Meeting:

1. Consideration of the necessity to the Ordinance of Article IX., Table One.

2. Review of the Landscaping preamble for applicable Districts.
3. Continuation of editing the Ordinance, commencing with the Outer Corridor.

Action Items:

1. Bill O'Conner will research lawyers in Maine who have experience in zoning regulations.
2. Ken Gibbs will find out the specific provisions of "temporary occupancy."

The meeting was adjourned at 8:05 p.m. Next meeting, May 31, 6:00 p.m.