

BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE MEETING

Town Office Lower Meeting Rooms

May 31 2017

The Bridgton Land Use & Zoning (LUZ) Ad-Hoc Committee meeting was called to order at 6:02 p.m. by Chuck Renneker, Chair. In attendance were Ken Gibbs, Bill O’Conner, Chuck Renneker, Brian Thomas, Lucia Terry, Bill Vincent, and Greg Watkins.

Guest: Glenn Zaidman

Discussion Topics:

1. The following proposed addition to the Ordinance was approved unanimously (its location—p. 57, Article XV, C. Modifications):

The Planning Board may, only upon the written request of an applicant specifically stating the reasons, modify standards specified in Article VIII when necessary to protect the public health, safety, or welfare, or to address particular site characteristics. The standards that may be modified are Façade, Height, Fenestration, Building Projection, Street Wall, Garage and Parking, Corner Lots, Minimum Lot Size, Landscaping and Sidewalks. “Allowed Uses” are excluded from being modified by the Planning Board.

In no event shall the Planning Board grant a modification that has the effect of altering or nullifying the purpose or intent of the Comprehensive Plan or the Land Use Ordinance. In granting a modification under this section, the Planning Board may impose performance conditions reasonably necessary to promote the purposes, goals, and objectives of the Comprehensive Plan or the Land Use Ordinance.

2. The proposed rewrite of parts of Article VII, C. Non-conforming Uses, Structures, and Lots was discussed. The discussion ended with consideration of the suggested wording for Non-conforming Uses.

3. Close reading of the Ordinance was resumed at p. 39. Table One, Article IX, p. 47, was deleted.

Action Items:

1. Committee members: Review Article XI. Administration.

2. Committee members: Review Sections on non-conforming structures and non-conforming lots of proposed rewrite of Article VII, C., Non-Conforming Uses, Structures, and Lots.

3. Prepare any additional questions for Anne Krieg. Two new questions were added:
 - a. What is the effect of including the Comprehensive Plan in the proposed section “Modifications” to be added to Article XV?

 - b. Why is Article X Reserved?

The meeting was adjourned at 8:02 p.m. Next meeting, June 7, 6:00 p.m.