

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**November 18, 2014
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; Brian Thomas; Dee Miller; Phyllis Roth, Alternate. Absent were: Fred Packard, Vice Chair; Michael Figoli; Vacant Position, Alternate.

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 absent regular member.

Old Business - None

New Business - None

Topics for Discussion

A. Ordinance/Regulations Revisions (See Memo)

Steve said we have draft revisions of the Ordinance/Regulations which include the changes approved at the previous meeting which we will review.

1. Subdivision Regulations

Phyllis said Article IX Section 2 states "if construction of the public improvement are not completed within two years from the approval date, the approval shall lapse and the developer shall reapply to the Board for a new approval". How does that compare to the State because I heard the State is 5 years? Steve said our regulations are patterned after the State's template.

Discussion ensued between the Board members, Department Heads and the public. As a result the Board made the following revisions.

The Board concurred to revise Article IX Section 2 by replacing "public improvements" with "infrastructure".

The Board concurred to re-number and re-letter Article X. Section 1.

The Board concurred to revise Article X Section 1 paragraph a to include "minimum" lot size..

Brian moved to revise Article X Section 1 by removing paragraph "v" (new "e") with reference to campgrounds. Phyllis 2nd.
4 Approve / 0 Oppose

The Board concurred to remove the "#" sign in Article X Section 6.

2. Shoreland Zoning Ordinance

Discussion ensued between the Board members, Department Heads and the public. As a result the Board made the following revisions.

The Board concurred to revise Section 15 Section A to remove the "#" signs and to include the heading from the previous section over the General Development II provisions to prevent confusion.

Steve said Section 15.I "Signs" restricts signs to 6sf in certain districts including the General Development District. Georgiann Fleck, Deputy Town Manager, provided a copy of the regulations from the State of Maine. Ms. Fleck said the Town of Bridgton's Ordinance includes "General Development District" however, the State's language includes "Limited Commercial District" which the Town of Bridgton does not have. Steve said is that the same as the Town of Bridgton General Development District? The Board concurred to have staff contact Department of Environmental Association to discuss Limited Commercial District vs. Town of Bridgton General Development District and determine if it is the same.

3. Tower Ordinance

Discussion ensued between the Board members, Department Heads and the public. As a result the Board made the following revisions.

Brian moved to revise Section III Section A by removing "All new telecommunications facilities, towers or wind energy system which exceeds 35 feet in height in the shoreland zone and" and adding "new" after "all" to begin a new paragraph and remove "in all other areas". Dee 2nd. 4 Approve / 0 Oppose

The Board concurred to revise Section V.A.1 to remove "ten" and replace with twelve for consistency with other Ordinances.

Brian moved to revise Section VII.E by removing "or wind energy systems" and "wind energy systems". Dee 2nd. 4 Approve / 0 Oppose

The Board concurred to revise Section VII.G.2 to change "contracts" to "contacts".

Dee said do we want to consider provisions for balloon floats for color, size and height? The Board concurred that the existing Ordinance was sufficient.

Dee said do we want to consider provisions for maximum design? The Board concurred that the existing Ordinance was sufficient.

Brian said do we want to add a time-frame for completion of the project or the approval becomes null and void? The Board concurred that the Ordinance already references the Site Plan Review Ordinance which is sufficient to enforce a time-frame for completion.

4. Site Plan Review Ordinance

Discussion ensued between the Board members, Department Heads and the public. As a result the Board made the following revisions.

Steve said Article VII.B.6 requires a 25' from pavement or traveled way. Mr. Baker said the reason for the 25' was to have a buffer with landscaping but I don't believe it was meant for the downtown area. The Board concurred to have staff review when the 25' was added to the Ordinance and review the application for the Reny's expansion and Justin McIver's new building on Depot Street.

5. Sign Ordinance

Discussion ensued between the Board members, Department Heads and the public. As a result the Board made the following revisions.

Brian moved to revise Section VI.D by adding "which" after signs.

Dee 2nd. 4 Approve / 0 Oppose

The Board concurred to revise Section VI.F by replacing "Temporary" with "Short-term."

Brian moved to revise Section VIII.S by removing "temporary" and removing "in use for commercial promotion or sale". Dee 2nd.

4 Approve / 0 Oppose

Dee moved to revise Section XI by adding "Sandwich Board Sign" - a free standing sign no more than two faced and typically trestle mounted. Brian 2nd. 4 Approve / 0 Oppose

The Board concurred to revise Section XI by removing the definition of Temporary Sign and replacing with "Signs serving until a permanent sign is installed."

6. Miscellaneous (See Memo)

B. Other/Miscellaneous

Ms. Fleck said I will add to your December agenda discussion for the next workshop date for continued Ordinance/Regulation revisions.

Brian moved to adjourn the meeting at 9:08p.m. Phyllis 2nd.
4 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton