

BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE MEETING

Town Office Lower Meeting Rooms

March 1, 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 Brenda Day, Ken Gibbs, Bill O'Conner, Chuck Renneker, Lucia Terry, Bill Vincent.

Absent were Brian Thomas and Greg Watkins.

Guest: Cathy Pinkham

Discussion Items:

1. The LUZ Ordinance timeline was scrutinized. In addition to items already on the timeline and part of the calendar, it was decided:

a. Diagrams for the Ordinance will be finished by March 14. The committee determined where diagrams would be most effective.

b. Brenda Day will prepare the letters notifying property owners in all Districts covered by the Ordinance.

2. Action Items on the Agenda for this meeting were discussed. The following actions were accomplished or put into motion:

a. Lucia Terry will find artists to prepare sketches of potential business structures in the Outer District. (Greg Watkins is checking for appropriate funding.)

b. Brenda Day will print out the amended calendar.

c. Ken Gibbs handed out a revised schedule for the publication of articles in the Bridgton News.

d. Lucia and Ken will produce illustrative photos of relevant structures within the Districts covered by the Ordinance.

e. Anne Krieg will be contacted to clarify dates for required meetings with the Planning Board and the Board of Selectmen, as well as the final date for the submission of the Ordinance to the Board of Selectmen.

3. Bill O’Conner’s sample diagrams were discussed. It was decided that the required percentage of fenestration for Downtown Village I and II, and the Inner Corridor would be altered. In Downtown Village I, iii, a, (2) will read “Ground Story Fenestration shall comprise a minimum of 30% of the Ground Story façade. Also, iii, a, (3) will read “Upper Story Fenestration shall comprise a minimum of 20% of the façade of each upper Story.” In Downtown Village II, 4, I, b, will read “Ground Story Fenestration shall comprise at least 25% of the Ground Story façade.” And, 4, I, c, read “Upper Story Fenestration shall comprise at least 15% of the façade of each upper Story.” In the Inner Corridor, the same language shall apply to iii, a, (2) and (3), respectively. These changes were unanimously approved.

Action Items:

1. Lucia will be responsible for monitoring the Ordinance on Facebook and the Town website. Bill Vincent will coordinate with Lucia sharing information with the community at large.
2. Chuck will find funds to print signs promoting the Ordinance, advertise in the Bridgton News, and print flyers for distribution.
3. Ken Gibbs will inform the Bridgton News about upcoming articles prepared by committee members.
4. Ken will prepare a list of recent changes in the Ordinance for the meeting with the Planning Board, March 7, 7:00 p.m.

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

Note: Meeting with PB, March 7, 7:00 p.m.