

**BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE
MEETING**

Town Office Lower Meeting Room

February 3, 2016

The Bridgton Land Use & Zoning (LUZ) Ad-Hoc Committee meeting was called to order at 6:05 PM by Chuck Renneker – Chairperson. Those in attendance were: Ken Gibbs, Ann Krieg, Billy O’Conner, Chuck Renneker, Lucia Terry, Brian Thomas, Bill Vincent and Greg Watkins. Absent – None.

Old Business –

The Committee continued their discussion of the Transect Districts, as defined by the Comprehensive Plan Committee, and their relationships to the defined Districts on the “Future Land Use Map”. The committee is focusing on the “TN”, Traditional Neighborhood, transect.

New Business -

Anne Krieg and Lucia Terry proposed to use the “Town of Chatham Zoning By Law Working Draft” Table of Contents as a guide in producing the Bridgton Land Use Regulations.

Ken Gibbs spoke about obtaining photos of the pre-commercial boom Route 302 corridor in Windham from the Windham Historical Society. Ken stated that the Society is closed for the winter and he will contact them when they are open.

Lucia Terry stated that she spoke to two local artists who are interested in producing sketches/drawings that can be used in presentations. The sketches would show what an area of Town could look like when adhering to the proposed Land Use regulations. The Committee needs to define what areas would be included in the sketches. Lucia will speak to the artists about their fees. Anne Krieg said that the company working on the Main Street Streetscape project may also be able to provide sketches of the Main Street area.

Action Items:

1. After the Committee completes their review of the building lots located in the Downtown Village Business District, the “Building Placement” section (pg.8), “Buildable Area”, asterisk (*) section needs to be reviewed for correctness. (11-04-15)
2. The Committee will review at a future meeting the “Bridgton Site Plan Review Ordinance”, Article X, Section 2, Item 3 which indicates what portion of a building must be commercial vs. residential. (11-04-15)
3. “Ground Story Height (Commerce), item 1” on page 11 requires more Committee discussion. (11-18-15)

4. Committee members will review the "Town of Chatham Zoning By Law Working Draft" Table of Contents for discussion at the Feb. 17th meeting. (02-03-16)
5. The Committee will review the suitability of side/front setback regulations when the lots are reviewed. (02-03-16)
6. The Committee needs to further discuss the "minimum frontage requirement" in the TN District at the February 17th meeting. (02-03-16)
7. Lucia Terry and Anne Krieg will work on a draft of "Use Regulations" using the "Town of Chatham Zoning By Law Working Draft" Table of Contents. (02-03-16)
8. Lucia Terry will speak to the local artists to find out what their fees will be. (02-03-16)
9. Ken Gibbs will contact the Windham Historical Society to obtain photos of the pre-commercial boom Route 302 corridor in Windham. (02-03-16)
10. The Committee will decide what sections of Town will be depicted in the presentation sketches. (02-03-16)
11. Ann Krieg will discuss the possibility of having the company working on the Main Street Streetscape project also produce some presentation sketches. (02-03-16)
12. Ann Krieg will review the "Town of Chatham Zoning By Law Working Draft" Table of Contents with the Bridgton Planning Board at their Feb. 16th workshop meeting. (02-03-16)

The next LUZ Committee meeting will be held on Wednesday February 17, 2016 at 6:00 PM at the Bridgton Town offices.

Meeting was adjourned at 8:05 PM.