

Glossary of Terms

The purpose of this section is to assist users of this Comprehensive Plan in fully comprehending the contents and the objectives.

A.

Affordable housing – housing that is priced to rent or purchase by persons of low to moderate income; the development also has funding sources to keep development costs low from housing agencies and/or government entities; this is in contrast with market rate housing which may be affordable but with no conditions to retain affordability if the market changes

Agrarian – A term to describe agriculture or rural matters

Aquifer – An underground layer of permeable rock, sediment (usually sand or gravel), or soil that yields water. The pore spaces in aquifers are filled with water and are interconnected, so that water flows through them. Sandstone, unconsolidated gravels, and porous limestone make the best aquifers. They can range from a few square kilometers to thousands of square kilometers in size.

Arterial – Arterials serve countywide, statewide or interstate travel, linking cities and large towns to an integrated highway network. As a general rule of thumb, speeds on the arterial system are relatively high, although speeds may be lower through urban areas. Volumes of traffic typically range from thousands to tens of thousands of vehicles per day. Arterials are further divided between principal and minor arterial roads. (source: Maine DOT)

C.

Charter – Bridgton's original document is actually an "Engrossed Act" that established the governmental structure of Bridgton. A Charter is a document, written under strict standards of Maine Statutes (Title 30-A.2.2 Chapter 111) to set out home rule authority of how a town is managed, operated and governed.

Collector Road – Collectors link smaller towns, villages, neighborhoods, and major facilities to the arterial network. Traffic is collected from local residential roads and delivered to the nearest arterial. Daily traffic volumes generally range in the thousands. Collectors are divided between rural and urban collector roads. As a further division, rural collectors are divided between major and minor collector roads. (source: Maine DOT)

Community Development Block Grant (CDBG) – The Community Development Block Grant (CDBG) program is a program from the Federal Housing and Urban Development that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis. Bridgton is part of the entitlement communities in Cumberland County. The CDBG entitlement program allocates annual grants to entitlement communities to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. (partial source: HUD.gov)

Conventional zoning (*also referred to as Euclidian zoning, which refers to the first US Supreme Court case that upheld zoning as constitutional; an appropriate arm of government {Ambler vs City of Euclid, Ohio}*) – an ordinance focused on the segregation of land-use types, permissible property uses, and the control of development intensity through numerical parameters (e.g., number of allowed dwellings per acre, height limits, setbacks, parking ratios). Design guidelines may be used to supplement conventional zoning. Development quality, scale and uses allowed in a given area is dependent on a community's planning objectives which are translated through local land use regulations including zoning, subdivision, building, and public infrastructure standards.

D.

Design Standards – a set of standards that aims to maintain a certain level of quality and architectural or historic character, addressing features such as building facades, public spaces, or landscaping. (source: EPA.gov)

E.

Entitlement community – a term used in the Community Development Block Grant program for municipalities that are:

- principal cities of Metropolitan Statistical Areas (MSAs);
- other metropolitan cities with populations of at least 50,000; and
- qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities) are entitled to receive annual grants.

HUD (Federal Housing and Urban Development) determines the amount of each entitlement grant by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. Bridgton receives a set aside amount from the Portland/Cumberland County appropriation of funds from HUD.

F.

Federal Emergency Management Agency (FEMA) – The federal agency under which the National Flood Insurance Program (NFIP) is administered.

Form-based Code – form-based code is a land development regulation that seeks predictable built by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a guideline, adopted into town ordinance. A form-based code offers an alternative to **conventional zoning** regulation. Form-based codes address the relationship between building facades and the public street, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, in contract to conventional zoning that utilizes distinctions in land-use types. (partial source: Form Based Codes Institute)

G.

Groundwater – the water found underground in the cracks and spaces in soil, sand and rock. It is stored in and moves slowly through geologic formations of soil, sand and rocks called aquifers. Groundwater is the resource for wells. (partial source: The Groundwater Foundation)

I.

I&I – Inflow and Infiltration – see definitions below (source: Wastewater Committee)

Inflow – shall mean intrusion of water into sewer directly from storm drains.

Infiltration – shall mean intrusion of groundwater into sewer from leaks in structures.

L.

Land Use – refers to how the land is used (e.g. commercial, residential, industrial, recreation, open space, public utility, or institutional)

Low to Moderate Income – an income based upon the median household income in an area as provided by the Us Census. Bridgton uses the Cumberland County data as updated to base services as provided in the CDBG program, as well as any affordable housing provision.

S.

Small Town Character – This is not easy to define – it’s the Bridgton people see, experience and feel – it’s a parameter the Committee used in response to the public concerns received at meetings throughout the process – that is, to not lose what we have and value most as we grow and change.

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Stormwater – the water that flows over the land from rainfall during or after a storm event or as a result of snowmelt; generally, part of this runoff will be absorbed through infiltration, while the rest will make its way to streams and lakes; storm water pollution is the water from rain, irrigation, garden hoses or other activities that picks up pollutants (cigarette butts, trash, automotive fluids, used oil, paint, fertilizers and pesticides, lawn and garden clippings and pet waste) from streets, parking lots, driveways and yards and carries them through the storm drain system and straight to the ocean. Also included are oils, grease and metals; reference to point-source pollution is storm water pollution from a specified point

Subdivision – means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, and buildings or otherwise.

The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period. (Source of partial definition Maine Revised Statutes Title 30A Section 4401)