

**BRIDGTON PLANNING BOARD  
MEETING**

**Board of Selectmen's Room**

**March 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; Fred Packard, Vice Chair; Dee Miller; Adam Grant, Alternate. Absent were: Brian Thomas; Michael Figoli; Alternate Position (Vacant)

**The Pledge of Allegiance**

**Appoint Alternate(s) to vote in place of any absent regular member(s), if necessary.**

Steve appointed Adam Grant, Alternate, to act in the capacity of absent regular member.

**Approval of Minutes - March 4, 2014**

**Fred moved** to approve the minutes as submitted. Adam 2<sup>nd</sup>.

4 Approve / 0 Oppose

**Eco Estates LLC**

**Off Portland Road; Map 10 Lot 10 (PO)**

**Revision to approved plan**

**Review and Accept Findings of Fact and Conclusions of Law**

**Sign Mylar**

Steve said at the previous meeting we requested the applicant create language regarding the Homeowners Associations responsibility in regards to the common sewer facility. George Sawyer, agent for the developer, submitted additional information (See attached) regarding language that will be added to the condominium documents regarding long-term maintenance of the common sewer facilities, language to allow trees above 20' in height be cut to provide clear sun access to the solar panels on the roofs and the exact location of the buildings are now shown on the plan.

Steve read the Findings of Fact and Conclusions of Law for the record.

**Fred moved** that based upon the application submitted and representation to the Planning Board of the proposed revision to a subdivision by the applicant the project is approved conditional upon the additional language as submitted by Mr. Sawyer. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral commitments regarding the project which were specifically made by the applicant or the applicant's agent to the Board in the course of its deliberations. Dee 2<sup>nd</sup>. 4 Approve / 0 Oppose

The Board signed the mylar.

**PUBLIC HEARING** (Recessed on February 18, 2014)

**Fred moved** to reconvene the Public Hearing which was recessed on February 18, 2014 due to inclement weather. Dee 2<sup>nd</sup>.

4 Approve / 0 Oppose

The meeting reconvened at 7:21p.m.

**A. Ordinance/Regulation - Revisions and New**

**1. Willis Brook Aquifer Ordinance (Revised)**

The proposed changes were reviewed.

**Fred moved** to accept the proposed revisions and forward the Ordinance to the Board of Selectmen for placement on the June 2014 referendum.

Adam 2<sup>nd</sup>. 4 Approve / 0 Oppose

**2. Bear River Aquifer Ordinance (Revised)**

The proposed changes were reviewed.

**Fred moved** to accept the proposed revisions and forward the Ordinance to the Board of Selectmen for placement on the June 2014 referendum.

Adam 2<sup>nd</sup>. 4 Approve / 0 Oppose

**3. Shoreland Zoning Ordinance (Revised)**

The proposed changes were reviewed.

**Fred moved** to accept the proposed revisions and forward the Ordinance to the Board of Selectmen for placement on the June 2014 referendum.

Adam 2<sup>nd</sup>. 4 Approve / 0 Oppose

**4. Site Plan Review Ordinance (Revised)**

The proposed changes were reviewed.

**Fred moved** to accept the proposed revisions and forward the Ordinance to the Board of Selectmen for placement on the June 2014 referendum.

Adam 2<sup>nd</sup>. 4 Approve / 0 Oppose

**5. Sign Ordinance (Revised)**

- a. Review additional comments submitted by Dee Miller

The proposed changes were reviewed.

Discussion ensued between Board members, Department Heads and Citizens.

Concern was expressed regarding the elimination of temporary signs, specifically signs placed in the median strip. Bob Wiser, Citizen, said currently the Town has no central location where signs can be placed to advertise community events and advertising in the local paper does not receive enough exposure. These types of signs are important for the organization to raise money to support the Town. Steve said a representative for the State said the signs are not allowed in that location. Mr. Wiser said if you read the language you are proposing to delete, it means these types of signs are not allowed anywhere in Town? Mr. Baker said there is language that allows temporary signs but not in the public way. Mark Lopez, Citizen, said I don't find the signs in the median strip to be erroneous at all, in some ways they promote a sense of community. Instead of banning them completely, you may want to consider putting a time limit on them. Ms. Fleck said when I spoke with a representative from the Department of Transportation (DOT) he said he has not received any complaints regarding the signs in the median strip which are promptly removed following the event. Dee said we may want to consider prohibiting hand lettered signs which would eliminate yard sale signs and signs advertising businesses, which is what most people were objecting to. How are we going to consider language for the April 1, 2014 meeting? Steve said if you have some proposed language submit it to Ms. Fleck and she will include it in our agenda packets for consideration.

Rob Baker, Code Enforcement Officer, said I am concerned with the size restriction you are proposing for political signs. A request for information has been submitted to Maine Municipal Association and DOT. Anne Krieg, Economic Development Director, said there are a few other Towns in the State of Maine that have placed size restrictions on political signs but they allow much larger than 6sf.

Dee said Section X.G.2 is not really a change of occupancy but should be change of affiliation or trademark because if for example a business changes from Citgo to Mobile and they can't do business with their old sign, which is non-conforming, it would be difficult to conform.

Steve said we have three issues regarding temporary signs and promotional signs, banners that are placed across the road and political signs.

Mr. Lopez said Section VI.E limits the size of real estate signs to 6sf which is restrictive for advertising a subdivision which typically uses a 4x8 sheet of plywood. The Board concurred to change 6sf to 32sf.

**Fred moved** to table further consideration of the Town of Bridgton Sign Ordinance until the next regular meeting scheduled for Tuesday, April 1, 2014, pending the outstanding issues. Adam 2<sup>nd</sup>.  
4 Approve / 0 Oppose

**6. Fire Protection Ordinance for Subdivisions Only (New)**

The proposed changes were reviewed.

**Fred moved** to accept the proposed revisions and forward the Ordinance to the Board of Selectmen for placement on the June 2014 referendum. Dee 2<sup>nd</sup>. 3 Approve / 0 Oppose / 1 Abstain (Adam)

**7. Subdivision Regulations (Revised)**

The proposed changes were reviewed.

Mr. Lopez said in Article VIII Section 1 it was discussed at a previous meeting, and the Board concurred, that if a project were going to be reviewed by DEP it would not require third party review by the Town of Bridgton.

**Fred moved** to table further consideration of the Town of Bridgton Subdivision Regulations until the next regular meeting scheduled for Tuesday, April 1, 2014, pending the outstanding issues. Dee 2<sup>nd</sup>.  
4 Approve / 0 Oppose

**Dee moved** to recess the Public Hearing to April 1, 2014 at 7:00p.m. Fred 2<sup>nd</sup>. 4 Approve / 0 Oppose

Topics for Discussion

**A. Other/Miscellaneous**

Ms. Krieg said the **Comprehensive Plan Committee** would like to meet with the Planning Board to discuss the Land Use Plan Section. Dee said are they planning on presenting it for consideration at the November referendum? Ms. Krieg said yes but they have to finalize the plan over the next couple of months because there is a series of State required meetings they must comply with to solidify the language. Dee said when will that happen? Ms. Krieg said over the summer. Steve said what if we schedule a workshop for April 15<sup>th</sup>? Ms. Krieg said yes. Ms. Fleck said I will add this to the April 1, 2014 agenda for discussion and to set a workshop date.

The meeting ended at 8:25p.m.

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Georgiann M. Fleck, Executive Assistant  
Town of Bridgton