

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**December 2, 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; Brian Thomas; Michael Figoli; Phyllis Roth, Alternate Absent were: Alternate position vacant.

The Pledge of Allegiance

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

All regular members were present therefore no alternates were appointed.

Approval of Minutes - November 4, 2014

Fred moved to approve the minutes with the revisions as discussed.

Brian 2nd. 4 Approve / 0 Oppose / 1 Abstain (Michael - not present for the meeting)

Approval of Minutes - November 18, 2014

Brian moved to approve the minutes as presented. Dee 2nd.

3 Approve / 0 Oppose / 2 Abstain (Fred and Michael - not present for the meeting)

Old Business

Cottages at Willett Brook - An Age Restricted Community

234 South High Street/22 Courtyard Circle; Map 9 Lot 27A

60 Housing Units/Garage and Storage Buildings/Club House

Scribner's Error/Sign Mylar

Represented by George Sawyer, Sawyer Engineering & Surveying

Mr. Sawyer said we noticed after the original plans were recorded that "A" Street was not on one of the plans correctly. Therefore, we have brought a whole new complete set for signature and recording rather than just the particular page that was incorrect.

Dee moved to sign the corrected mylar. Fred 2nd. 5 Approve / 0 Oppose

The Board signed the mylar.

The Estates at Long Lake/Maine Property Investments Inc.

Long Lake/Kansas Road; Map 10 Lot 47

6 Lot Subdivision

Represented by George Sawyer, Sawyer Engineering & Surveying

Review and Accept Findings of Fact and Conclusions of Law

Mr. Sawyer said there was one condition regarding who could inspect the road and driveway and as a result we have revised note #10 to on the plan to read "driveway construction shall be overseen by a qualified independent person certified in erosion control measures and not working for the contractor and hired by the lot owner".

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 subdivision by the applicant's agent the project is approved conditional upon language consensual between the applicant and the Bridgton Code Enforcement Officer for a qualified individual to oversee the driveway contraction, which has since been met. 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. Brian 2nd. 5 Approve / 0 Oppose

The Board signed the mylar.

James Burke and Joan Wilson
18A Depot Street; Map 23 Lot 134
Full Service Restaurant
Represented by James Burke
Review and Accept Findings of Fact and Conclusions of Law

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

Michael said I was not here for Board deliberation but I have read the minutes and I have reviewed the original application. Steve said I believe you are qualified to vote. The Board concurred.

Fred moved that based upon the application submitted and representation to the Planning Board of the proposed Site Plan of Development by the applicant the project is approved conditional upon fee for the sewer allocation satisfactory to the Sewer Commissioners of the Town of Bridgton and a dumpster on wheels or any equivalent functional trash receptacle and two 6sf signs to comply with Section 15.I of the Town of Bridgton Shoreland Zoning Ordinance. 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. Brian 2nd. 5 Approve / 0 Oppose

New Business

**Maine RSA #1 Inc. (aka US Cellular)
142 Sam Ingalls Road; Map 13 Lot 24
Add 3 antennas, 6 cables and associated items to existing tower
Represented by Bob Gashlin, US Cellular**

Steve said does any member feel they have a conflict of interest in regards to this application? Michael said I do not feel that I have a conflict of interest, however, I am in the telecommunication industry but I do not have any affiliation with KJK Wireless, US Cellular or Maine RSA. The Board did not have any concerns.

Bob Gashlin said US cellular owns a tower at 142 Sam Ingalls Road and currently we have antennas on that tower at the 145' level and we want to add 3 more antennas at the 130' level. When we were before the Board in 2008 the site plan, construction drawings, approved at that time were antennas at 145' and we also had approved a couple different levels sited at center line of future antennas. On the plan at the top rack it says center line of proposed antennas, just below that it says future antennas. Therefore, resulting from that since the approved plan already contemplated future antennas, if you agree that that is what happened then I would say we would like to take the slot that you have already approved it would make my presentation/application moot. Michael said you are shooting for 130' and you are 125'/135' on your approval, can you move up or down? Mr. Gashlin said I don't know if we can, the reason for taking a lower rack is there is already one installed at 145', so the reason for not taking that is we are using a set of antennas with different frequencies so we need some spacing. Steve said Mike is concerned with the literal statement of 125' and 135'. Michael said you could be 127' and/or 132'. Steve said we could take the point of view that this is within the envelope of the approved locations. Mr. Gashlin said to Anne Krieg, Economic Development Director, there are a lot of Ordinances that state Planning Board approved plans. Ms. Krieg said we don't have any such Ordinance.

Fred said what is the opinion of Rob Baker, Code Enforcement Officer, on this issue? Mr. Baker said the antennas will be within what was approved so as long as they stay within that range I don't see it as an issue. Michael said is there anything on the plan regarding coax runs? Mr. Gashlin said both sets of plans, the approved sets of plans, will show the coax run.

Brian said any change to the generator? Mr. Gashlin said no, no work on the ground.

Dee said any change that needs to be noted as far as visual impact due to type of antenna? Mr. Gashlin said there are three racks and each

one is going to be 10' horizontal. The Ordinance requires us to do photo simulations. This was contemplated in the original.

Michael said I think scale wise you are close to representation on your original application. What is the length of the proposed antennas on the new submission? Mr. Gashlin said the height is 6 or 8'.

Phyllis said how significantly will it improve the coverage? Mr. Gashlin said the new smart phones gather up so much band width the density is being compromised. The new antennas will be dedicated to data only so it is going to free up our existing antennas for voice. You are not going to see much more broadcast area but the quality of what you are already getting is going to be enhanced.

Michael said we should look at this issue in the future because even though we approved the tower based on conditions we may need to require this to come back but I am o.k. with this the way it is.

Michael moved that based on the preapproval and the structural analysis we allow this to be built under the original application. Brian 2nd. 5 Approve / 0 Oppose

Steve said to Mr. Gashlin you have done a good job explaining why co-locating for you works on this site and the Sam Ingalls site would not work for AT&T. Mr. Gashlin said every different carrier has a different license from the FCC and you get your own specific bandwidth and each bandwidth has its own characteristic.

Approved Applications as per Bridgton Site Plan Review Ordinance 4.A.1

- None

Topics for Discussion

A. Schedule Workshop/Meeting to Continue Discussion of Ordinance/Regulation Revisions

The Board concurred to schedule a workshop/meeting for Tuesday, December 16, 2015 at 7:00p.m.

B. Other/Miscellaneous

Fred moved to adjourn the meeting at 8:15p.m. Brian 2nd. 5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton