

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**December 16, 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; Dee Miller; Brian Thomas; Michael Figoli; Phyllis Roth, Alternate. Absent were: Fred Packard, Vice Chair; Alternate position vacant.

The Pledge of Allegiance

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

Steve appointed Phyllis Roth, Alternate, to act in the capacity of absent regular member.

Old Business - None

New Business - None

Topics for Discussion

A. Ordinance/Regulation - Revisions

1. Subdivision Regulations

Georgiann Fleck, Deputy Town Manager, said all the changes you approved at the previous meeting have been added to the draft before you this evening.

Brian said on Page 30 of the draft there is the hashtag #. Ms. Fleck said I corrected that to add a note, bolding and asterisk" because when you do a strikethrough it looks like it is part of the hashtag.

Dee moved that any time a hashtag appears in this Ordinance as well as others Ordinances/Regulations that it be removed without further action. Michael 2nd. 5 Approve / 0 Oppose

Brian moved to approve the revisions and schedule a Public Hearing. Dee 2nd. 5 Approve / 0 Oppose

2. Shoreland Zoning Ordinance

Ms. Fleck said all the changes you approved at the previous meeting have been added to the draft before you this evening, however, I did include correspondence from Mike Morse, DEP, to clarify the States Limited Commercial District and the Town of Bridgton's General Development District regarding the 6sf sign size restriction. Mr. Morse states that these Districts are not the same and he offered that if you want to remove the General Development District from this section he was in favor of that change.

Dee said then anything within that area would fall under the regulations of the Town of Bridgton Sign Ordinance? Rob Baker, Code Enforcement Officer, said yes. Dee said is it necessary to make a note in the Shoreland Zoning Ordinance just because it had been there. The Board concurred that a note was not necessary.

Brian moved to make the change as noted in the correspondence from the Town of Bridgton to Mike Morse. Michael 2nd. 5 Approve / 0 Oppose

Dee said would this be retroactive to other signs because there was a question about a sign for a business in that district? Mr. Baker said no I would not bring any violation notice.

Brian moved to approve the revisions and schedule a Public Hearing. Dee 2nd. 5 Approve / 0 Oppose

3. Tower Ordinance

Steve said after we heard the application from US Cellular to add an array to the existing tower on Sam Ingalls Road in which they gave us a structural analysis, which was appropriate, to show that the addition of the new array would not over-load the tower, Michael asked if it would be appropriate to add language to the Ordinance for when an entity wants to modify an existing tower. In retrospect, I am wondering if it is necessary but I would like to know what the Board would like to do. I submitted language for your to consider (copy attached). Michael said you are questioning whether the language is necessary or the study? Steve said language. Mr. Baker said the Planning Board has the authority to request additional information during the review process including a study on additional arrays. I think anything other than general maintenance should come back to the Planning Board.

Discussion ensued between Board members, Department Heads and Citizens.

Steve said Article VI.1 of the Site Plan Review Ordinance gives us the language that we might use to create a new section in the Tower Ordinance entitled "Amendments to Previously approved tower applications". Michael said we could take Mr. Baker's suggestion that this be for anything other than general maintenance. Ms. Fleck said we can add that language also. Steve said I would like to request a motion to table further discussion on this and refer it to staff to work up language to include changes other than general routine maintenance.

Phyllis moved to table further discussion on revisions to the Tower Ordinance in order to have staff incorporate language equivalent to the Site Plan Review Ordinance section for amendments to include language "other than general routine maintenance." Brian 2nd. 5 Approve / 0 Oppose

4. Site Plan Review Ordinance

Ms. Fleck said there was discussion at the previous meeting regarding Article VII.B.6 of the Site Plan Review Ordinance and you wanted to know when that section was added as well as when Renys and Justin McIver's building was construction and I have submitted a memo addressing the time-line for those items (see attached).

Discussion ensued between Board members, Department Heads and Citizens.

Steve said I would like to know what the Comprehensive Plan is proposing for setbacks. Dee said I don't want to wait because it could be several years before the Comprehensive Plan is approved. Mr. Baker said we could wait to find out what the Comprehensive Plan is proposing. Dee said I believe it will be general and not specific. I think we should state "in the Downtown District buildings cannot be more than 25' set back and that will at least allow them the opportunity to move forward." Michael said do you know what is in the Comprehensive Plan in regards to this issue so we can stay either within those guidelines or create our own? Dee said no, therefore, maybe we should table this discussion and review the proposed Comprehensive Plan to find out if there is anything in the plan regarding this issue.

Ms. Fleck said Article II Section 3 of the Site Plan Review Ordinance allows the reviewing authority to modify or waive any of the application requirements. I am thinking that this means items such as a survey but it has always been my understanding that the Planning Board does not have the authority to waive dimensional requirements. Dee said I agree. Ms. Fleck said I believe this provision was included because if a manufacturing facility were to build on Route 302 the Board wanted a buffer between the road and the building. Therefore, I think if the Planning Board wants to allow new buildings on Main Street the opportunity to move right up to the sidewalk with their building or a permanent patio you need to include that provision.

Dee moved to table further discussion pending review of the Comprehensive Plan for setbacks of structures on Main Street.

Brian 2nd. 5 Approve / 0 Oppose

5. Sign Ordinance

Ms. Fleck said all the changes you approved at the previous meeting have been added to the draft before you this evening.

Mr. Baker said for digital signs does the Board want to continue to grant waivers or do you want to include standards for digital signs?

Discussion ensued between Board members, Department Heads and Citizens.

Brian said is there anything in the State's regulations? Mr. Baker said not that I have seen. Brian said maybe we should get the State's language to make a determination.

Brian moved to table further discussion pending review of the State's language for intensity of lighted digital signs. Dee 2nd.
5 Approve / 0 Oppose

Brian said are there any other Town's that might have addressed this issue? Ms. Fleck said I will see what I can find out and report back to the Board.

B. Other/Miscellaneous

Brian moved to schedule a workshop/meeting to continue review of Ordinance/Regulation revisions. Dee 2nd. 5 Approve / 0 Oppose

Brian moved to adjourn the meeting at 8:22p.m. Phyllis 2nd.
5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton