

BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE MEETING

Town Office Lower Meeting Room

November 18, 2015

The Bridgton Land Use & Zoning (LUZ) Ad-Hoc Committee meeting was called to order at 6:05 PM by Chuck Renicker - Chairperson. Those in attendance were: Chuck Renicker, Ken Gibbs, Ann Krieg, Billy O'Conner, Lucia Terry, Brian Thomas and Greg Watkins. Absent – Bill Vincent.

Old Business -

Reviewed Action Items and closed the following items:

1. Anne Krieg will obtain a definition for “clear interior height”. This item is pending the review of “Facades”. No definition was found.
2. The committee needs to revisit the requirement for “clear interior height”, pg. 7, “HEIGHT”, Ground Story Height: Commerce, item 2. The committee removed “clear” from the requirement.
3. Anne Krieg will present the first draft of the revised “Traditional Center” requirements at the Nov. 18, 2015 meeting. Anne presented the draft to the committee.

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 asked the Committee to review the draft requirements she presented against their notes. The Committee will begin a review of the draft “TC” requirements section after they complete their ongoing review of the “TN” section.

Action Items:

1. Greg Watkins will request the Selectmen to appoint Lucia Terry as a permanent member of the LUZ Ad-Hoc Committee. (10-21-15)
2. 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)
3. 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)
4. “Ground Story Height (Commerce), item 1” on page 11 requires more Committee discussion. (11-18-15)

5. Definitions for “Front Yard Fence” and “Front Yard Walk” will be provided by Anne Krieg. (11-18-15)
6. Anne Krieg will look for the list of definitions previously created during the Comprehensive Plan discussions and will incorporate definitions created by the LUZ committee into a draft Definitions document. (11-18-15)

The next LUZ Committee meeting will be held on **Monday November 30**, 2015 at 6:00 PM at the Bridgton Town offices.

Meeting was adjourned at 8:07 PM.