

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**June 21, 2016
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; Brian Thomas, Vice Chair; Dee Miller; Deborah Brusini, Phyllis Roth, Alternate. Absent were: Michael Figoli and Catherine Pinkham, Alternate

Present from the Land Use and Zoning Committee were: Chuck Renneker, Chair; Ken Gibbs; Bill O'Connor; Lucia Terry; Anne Krieg, Town Support Staff; Greg Watkins, Board of Selectmen Liaison and Brian Thomas, Planning Board Liaison.

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 a regular member.

Annual Town Meeting Election/Re-Election Results

- a. Introduction of New/Re-elected Planning Board Members.

Steve said as a result of the Annual Town Meeting I was re-elected and Deborah Brusini was elected as a regular member and Catherine Pinkham was third in the race so she remains an alternate member.

Election of Officers

Steve said our by-laws require after we reconstitute the Board by the Annual Town Meeting and then must elect a Chair, Vice Chair and Secretary (which has historically been Georgiann Fleck, Deputy Town Manager.)

Phyllis nominated Steve Collins as Chair, Brian Thomas as Vice Chair and Georgiann Fleck as Secretary. Deborah 2nd.

No additional nominations were made, therefore, **Steve closed the acceptance of nominations and called for a vote.**

5 Approve / 0 Oppose

Workshop/Meeting with The Land Use Zoning Committee

Chuck Renneker said I am chairman of the Land Use Zoning Committee and Bill O'Connor, member, is here to make a power point presentation which will explain how the Ordinance was developed.

Mr. O'Connor said the members of the Committee are Chuck Renneker, Chairman; myself; Lucia Terry; Ken Gibbs; Bill Vincent; Brian Thomas, Planning Board Liaison; Greg Watkins, Board of Selectmen Liaison and Anne Krieg, Town Staff Support. The purpose of the Committee was to enact what was set in motion by the Comprehensive Plan. So we have been working hard to establish districts in Town and create performance standards for each district. We opted not to consider traditional zoning but to utilize a form based hybrid approach to the zoning. This type of zoning focuses on building facades, building placement, building size and form and mass of buildings. The regulating plan that we have will present what the restrictions and allowances are for these zoned areas. The Districts that we have currently established are the Downtown Village Business District, the Downtown Village Business District II, the Inner Corridor and the Outer Corridor.

Mr. O'Connor proceeded with his power point presentation (see attached).

Discussion ensued between Planning Board Members and Committee Members.

Mr. O'Connor said the inner corridor already has a mix of uses existing and we were looking for it to allow more multi-family houses and businesses to provide for more employment opportunities. Some of the buildings have parking in the front and if the buildings were repurposed or redeveloped we would like to change the layout and have parking in the rear so you don't see asphalt.

Mr. O'Connor said the Outer Corridor has larger parcels available which will allow for larger scale development. The district continues for the entire depth of the lot.

Deborah said what if an owner wanted to subdivide their parcel to make a back lot rural and not include it in the designated district? Ms. Krieg said the same amount of feet would apply to the corridor zone and you would need to go to Town Meeting to get the zone changed. Brian said if this gets voted in by Town Meeting it is voting in lots into certain districts and therefore to change a lot's designation it would require Town Meeting approval.

Mr. O'Connor said this is going to be difficult for people to understand at first and therefore we are proposing to have a Design Review Committee who will basically allow informal discussion before it is proposed to the Planning Board or submitted for a building permit. This will allow modifications to a plan before it is submitted and will be a fast track review.

Mr. Gibbs said as an example if every building proposed looked like the firefly building that could change the character of Bridgton it

could be suggested by the Design Committee that changes are made to make it more harmonious with the other buildings.

Deborah said every application within a particular district must be submitted to the Design Review Committee? Mr. Gibbs said yes, but it is for discussion only. Deborah said they can't just submit their application to the Planning Board? Mr. Gibbs said no. Dee said and they don't have to comply with the recommendations of the Committee? Mr. Gibbs said correct.

Mr. Baker said will the Committee make a recommendation to the Board? Mr. Renneker said there will be minutes produced that will be forwarded to the Board for consideration. Phyllis said what is the point in having a Design Review Committee if their recommendations cannot be enforced? Mr. O'Connor said it is awareness. Phyllis said does the Planning Board have the authority to enforce the recommendations? Ms. Krieg said yes if it complies with the Ordinance.

Phyllis said we have a new nice building on Main Street put up by Mr. McIver and there is a sign showing a proposed building in the rear that looks like the building in the front. I have had people tell me that they do not want two buildings that look alike. Who has the authority to suggest, or force, Mr. McIver to make a change. Mr. Watkins said you do as a Planning Board. If the Land Use Ordinance were in effect you would then have the tool set to be able to determine how buildings are treated. Brian said under the current Ordinance we do not have that authority.

Mr. Baker said I am concerned that someone needs to wait before any construction of a building to make a zone change. They would potentially have only two opportunities throughout the year to go to a Town Meeting to do that. Dee said a special town meeting could be held. Mr. Baker said could these be regulations rather than an Ordinance? Anne said I don't believe so but I will check with the Attorney.

Mr. Renneker said we are also prohibiting single family residential homes in the inner corridor district.

Deborah said if you have a requirement for 4 story and someone wants to build 6 what do they have to do? Anne said they would need to file an appeal.

Mr. O'Connor said we will be meeting with the Board of Selectmen in July to finalize the Ordinance.

Old Business - None

New Business - None

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

None

Topics for Discussion

A. FYI

1. Revised Site Plan Review Ordinance
2. Revised Tower Ordinance

Ms. Fleck said the **Shoreland Zoning Ordinance**, by Ordinance, has to be forwarded to DEP for final review which was sent today.

B. Other

Steve said **Maine Municipal Association is having a workshop for elected officials** which will be held here in this room on July 14th with registration beginning at 4:30p.m.

Steve said DEP is holding a **Site Location of Development hearing here on Thursday, July 23rd at 6:30p.m.** for a large proposed subdivision at the Bridgton/Denmark town line.

Ms. Fleck said an **appeal has been submitted by Attorney Bower on behalf of Residents on Raspberry Lane regarding Bridgton Bottled Gas/Stone Road Energy.** A date has not been established yet.

Brian moved to adjourn the meeting at 9:17p.m. Deborah 2nd.

5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton