



*A Better Bridgton  
by design!*

# **Bridgton Comprehensive Plan Committee**

**December 29, 2011**

## **Minutes**

Call to order at 6:31pm

Members absent: Peter Morrison, Chuck Renneker, Dick Danis

Motion to approve minutes by Ray Turner and 2<sup>nd</sup> by Greg Watkins then unanimous vote by all members.

We launched right into Alan Manoian's presentation of the 75% Draft of Development Standards.

He gave us three documents, noting that nowhere had the words Form-Based Code been used. Alan suggested that the Committee find a name for the "code" as we go ahead, believing that we cannot legally use "Form-Based Code" and furthermore it may not be in our best interests to do so, on the document we are writing. He suggested that the Town's legal council be consulted on the terms and intents.

We tossed around "New Bridgton Code of Development Standards" as a working title.

Alan reminded us that what we are doing is amending the Site Plan Ordinance with development standards for the specific area we're calling the Portland Road and Main Street Development District.

First was a draft of the existing Site Plan Review Ordinance with changes, including rewrites, inclusions and omissions set out in red. A new "Section 10" is where the new standards will be. Alan pointed out issues around the form and presentation of the existing document as well as issues with language: the document is utilitarian to the point of being off-putting and speaks to "development" in general in a negative light negatively in places, leaving the philosophical intent and continuity of purpose clouded. Perhaps in integrating our new work into this ordinance, the old document can be re-designed and re-written, so that it stands as one unified ordinance in the end. Alan made the point that it would be best that there be nothing that stands out about the new, that the entire ordinance present a unified vision.

Specifics points were made regarding how to handle Section 2, as far as the power the Planning Board has to excuse people from requirements, and the subjective use of "attractive" in Section 8. A question on the use of the descriptors 'large' and 'major' in Section 3 showed the importance of laying out the standards descriptively previous to relating to them in the text.

6:45 Moving on to the Standards:

Alan has let go of "build-to" lines in favor of set-back lines due to the "cranky and drifty" nature of the 302 right-of-way in most places and the very narrow sidewalks where there are any. Maximum set-back lines in the TC (Downtown area) will allow for greatest flexibility, giving a chance for a bit more spaciousness to the functioning street. Alan brought up an exemption from set-back and building height standards, but not from street wall standards, for single family dwellings, noting that the development of such is unlikely.

Side Street neighborhoods are not coded at this time, Alan believes this step would not be appropriate at this point, noting that there is little commercial or public space in these areas at this time.

Alan noted that this is the 1<sup>st</sup> of what will likely be 3-5 drafts of the Standards and that we may want to follow with Architectural Standards to add to the development standards.

Alan reminded us that Floodplain and Shoreland Zoning take primacy over the Standards we are creating for the Site Plan Review Ordinance. Alan reminded us that the Use sections in the Standards are simply meant to be recommendations, based on the vision of how the street will 'live' in the different areas.

7:20 Public comment was invited, a little late.

There was a suggestion of some kind of navigation aid in using the Ordinance.

There were questions about the street wall requirements. Why a street wall at all? Too high? It was noted that this street wall standard continues to need work; Lucia reflected that this issue of drawing lines of separation was a philosophical question as well as one of form and function.

We talked a bit about how to link all the work and the talk we've done already about Form-Based Codes into a new name for the Standards. I.e., "The New Bridgton Code of Development Standards" were based on the organizing principles of FBC.

Alan was thanked for his work in setting this document up for us.

The agenda for the next meeting 1/9/12 was made; updates of the work ongoing in subgroups on the sections of the Comprehensive Plan and planning for the joint meeting on the 1/12/12 with the Select Board and the Planning Board to share and clarify our intentions going forward.

Meeting was adjourned by unanimous vote.



# Bridgton Comprehensive Plan Committee

December 19, 2011

## Minutes

Call to order at 6:32pm

Members absent: Fred Packard

Motion to approve minutes by Ray Turner and 2<sup>nd</sup> by Dick Danis then unanimous vote by all members.

Discussion of who can fill in for Peter Morrison on the minutes and agenda on nights when he is out. Lucia Terry has agreed to do it up until April when her business kicks back up into high gear again. The minutes and agenda will be e-mailed to Mitch, all the selectmen, and all the comprehensive plan committee members.

Mitch had contacted Bob Wisner about who would sit in on the hiring committee to go through the process of finding a replacement for Alan Manioan. Bob stated he would be taking that position on the committee unless he can't be there and if he can't then Lucia would like to be the fill in for him.

Chuck has the Comprehensive Plan as a Word Document and is going to send out to everybody, this will make it easier on all of us to make the necessary changes that we would like to make. Any changes where things are deleted should have the ~~cross-over line through it like this so it is easier to see what is being removed.~~ Then use the underscore line to highlight what is being added, just like the planning board and select board do. This was brought up by those working on Chapters 5 & 6 of the Comprehensive Plan.

Anne-Marie Amiel will sit down after Christmas with Laurie Chadborne to discuss the committee website. She has scheduled that for the beginning of January.

Greg brought up the issue of LED signs and how the sign ordinance covers these, what brought this up is the two that just recently went up at both Big Apple Food Stores. The one on Main Street and the one on Portland Road. These signs are externally lit, they both are on in the downtown area, and they both are very bright. Is there a restriction on how big these can be or are they allowed at all or can they be made to take them down and be replaced with a traditional sign lit from within? This may be a question for Fred Packard.

Motion to adjourn at 8:12pm by Lucia Terry and 2<sup>nd</sup> by Peter Morrison then unanimous vote by all present members.



# Bridgton Comprehensive Plan Committee

December 12, 2011

## Minutes

Call to order at 6:30pm

Members absent: Anne-Marie Amiel, Dick Danis, Chuck Renneker

No minutes were submitted to approve and the same thing with an agenda for this week as Peter Morrison was absent last week.

Mitch has asked us to consider Alan as a consultant. Ray made the motion and Tom 2<sup>nd</sup> the motion. There was discussion about the issue going both ways. The vote was taken with 4 yes, 3 no, 1 abstained.

There was discussion of changes in language in transects from weeks and months ago to now. It was suggested that we wait until we see Alan's presentation before we attempt to suggest any changes.

There was a short discussion of visuals to be used in our presentations: such as maps and pictures and to include maps from green print. There was also discussion on including green print maps in the Comprehensive Plan instead of or with the existing maps. These are the links and login and passwords to access these maps.

Website: <http://tplgis.org/lakeregiongreenprint/>

User ID: lakegp Password: greenprint123

There was a discussion of the necessity of having setbacks of street walls and street fences over a recent snow storm where damage was done to the granite work at the library in the center of town. There were also some discussions of some design issues as well to these.

We discussed who would work on what sub-committee. However, Ray brought up that we should check with Mitch about how our sub-committees are to conduct themselves if we are supposed to do everything in front of the public eye if some of these sub-committees have more than three members. Bill Vincent was mentioned as a resource for checking on historic update list. It was decided to do this in two chapters at 30.03 minutes into the meeting per sub-committee.

For sections 2, 3, & 7...these will be done by Alan.

For sections 1 & 4...these will be Chuck, Fred, Greg, and lead by Greg.

For sections 5 & 6...Lucia, Bear, Tom, Peter, Anne-Marie, and lead by Lucia

For sections 8 & 9...Bob, Ray, Dick and lead by Bob.

Meeting adjourned at 7:51pm