

**BRIDGTON PLANNING BOARD  
MEETING**

**Board of Selectmen's Room**

**February 4, 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; Absent were: Adam Grant, Alternate; 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 - January 7, 2014 (Regular Meeting)**

**Approval of Minutes - January 21, 2014 (Workshop/Meeting)**

Fred said I was absent for the meeting of the 21<sup>st</sup> but I did review the minutes. Michael said I was absent for the meeting of the 21<sup>st</sup> but I did review the minutes.

**Brian moved** to approve the January 7, 2014 Minutes and the January 21, 2014 minutes as presented. Fred 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Old Business**

**Brian Fram/Dunkin Donuts**

**181 Portland Road; Map 9 Lot 64-2 and 64-3**

**Revision to approved Site Plan of Development**

**Review and Accept Findings of Fact and Conclusions of Law**

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 revision to an approved Site Plan of Development by the applicant the project is approved. 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.

**Fred moved** to adjourn the meeting at 8:23p.m. Brian 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**New Business - None**

**Approved Applications as per Bridgton Site Plan Review Ordinance 4.A.1  
- None**

**Topics for Discussion**

**A. Ordinance/Regulation Revisions/New**

**1. Sign Ordinance**

**a. Revisions per 1-7-14 Planning Board Meeting**

Anne Krieg, Economic Development Director, reviewed proposed revisions with the Board.

Discussion ensued between Board Members, Department Heads and Citizens.

Steve said there may be some restrictions on placement of signs in Shorey Park. Ms. Krieg said currently there is a sign that says "Shorey Park" so should that sign be there because it is a municipal sign. Steve said I am content with leaving the proposed language as is in Section V.A and if there is a separate agreement for Shorey Park that will over-ride the Ordinance.

**1. Sign Ordinance**

**b. Memo - Median Strip**

**c. Memo - State Statute Regarding On-premise Signs**

Steve said at a previous meeting we wanted to know what the state law was regarding the median strip. As a result we have received excerpts of the State Law. Bernie King, acting as a citizen not a Board of Selectman, said that signs are prohibited in the median strip, however, Department of Transportation (DOT) does not have the manpower to enforce it. Title 23 allows local Ordinances to be more restrictive than state regulations, therefore, the Town can restrict signs in the median strip by revising their Ordinance to prohibit them. I think you could revise your Ordinance granting the Code Enforcement Officer (CEO) or his designee the authority to remove the signs or notify the entity to remove the sign within a certain time-frame.

Discussion ensued between Board members, Department Heads and Citizens.

Steve said do we need to revise the Ordinance? Dee said if we want the CEO to have the authority to remove the signs we do. Steve said Section IV.C states "signs not in compliance with the Ordinance may be removed at the discretion of the Code Enforcement Officer". Ms. Krieg said Section VIII.Q states "Temporary and short term sign promoting singular sales and/or community events are not to be affixed to trees, telephone poles, traffic signs, placed within the public way and other unauthorized sites and shall be removed at the conclusion of the promoted activity". The Board concurred to remove "and shall be removed at the conclusion of the promoted activity".

**Fred moved** to approve the revisions to the Town of Bridgton Sign Ordinance submitted by Anne Krieg, Economic Development Director, along with additional revisions discussed by the Board. The Revised Ordinance will be submitted for consideration at the Planning Board Public Hearing scheduled for Tuesday, February 18, 2014. Brian 2<sup>nd</sup>.

5 Approve / 0 Oppose

## **2. Shoreland Zoning Ordinance**

### **a. Code Enforcement Officer Authority for Disability Structures**

Ms. Fleck said the excerpt you have before you is the result of my conversation with Mike Morse, Department of Environmental Protection (DEP).

**Dee moved** to approve the proposed revision to be included in the Shoreland Zoning Ordinance and submitted for consideration at the Planning Board Public Hearing scheduled for Tuesday, February 18, 2014. Brian 2<sup>nd</sup>. 5 Approve / 0 Oppose

## **B. FYI**

**1. Reminder - Public Hearing for Ordinance/Regulations Revisions/New - February 18, 2014 at 7:00p.m.**

**2. Eco Estates LLC - Road Name Status**

Ms. Fleck said I spoke with George Sawyer, the applicant's agent, and he said that a second road name has not been submitted for consideration. I did remind Mr. Sawyer of the time-frame necessary for recording the plan before the approval lapses and becomes null and void.

**3. Depot Street Design Workshop - February 12, 2014 at 6:00p.m.**

**4. Cumberland County Soil & Water Conservation District**

**a. Follow-up - See e-mail from Chris Baldwin**

**b. Thank you letter to Chris Baldwin**

**Fred moved** to approve the thank you letter to Chris Baldwin as submitted. Brian 2<sup>nd</sup>. 5 Approve / 0 Oppose

**5. Memo - DOT Work Plan - 2014 to 2016**

## **C. Other/Miscellaneous**

Dee said in the **Fire Prevention Ordinance** regarding footage along a roadway most subdivisions have dead ends and hammerheads but they do not go through. Do we want to consider making the distance shorter with an established right-of-way, where equipment can go, a shorter

route on a through road? The Developer could provide just an emergency right of way which would shorten that measurement.

Michael said it would have to be on the subdivision plan. Glen Garland, Fire Chief, said it would have to be detailed on the plan.

Discussion ensued between the Board members, Department Heads and Citizens.

**Fred moved** to include the same language from Section 2.C.1 of the Site Plan Review Ordinance in the Fire Prevention Ordinance. Dec 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Fred moved** to adjourn the meeting at 8:42p.m Brian 2<sup>nd</sup>. 5 Approve / 0 Oppose

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Georgiann M. Fleck, Executive Assistant  
Town of Bridgton