

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**October 20, 2015
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; Dee Miller; Phyllis Roth, Alternate; Catherine Pinkham, Alternate. Absent were: Fred Packard, Vice Chair; Michael Figoli.

The Pledge of Allegiance

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

Steve appointed Catherine Pinkham, Alternate, and Phyllis Roth, Alternate, to act in the capacity of absent regular members.

Approval of Minutes - October 6, 2015

Brian moved to approve the minutes as presented. Phyllis 2nd.
5 Approve / 0 Oppose

OLD BUSINESS

**Ira and Shirley Ball/West View Ridge
51 Brocklebank Drive; Map 5 Lot 96B
Subdivision Revision
Represented by Robert Neault
Review and Accept Findings of Fact and Conclusions of Law
Sign Mylar**

Steve read the findings of fact and conclusions of law for the record.

Brian moved that based upon the application submitted and representation to the Planning Board of the proposed revision to an approved subdivision 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. Catherine 2nd. 5 Approve / 0 Oppose

The Board signed the mylar.

New Business - None

Presentation

Lakes Environmental Association - Peter Lowell

Mr. Lowell said about 6 years ago Lakes Environmental Association started working on the Maine Lakes Science Project and in conjunction with that we began discovering a whole lot of new information about the state of our lake testing and tipping points, how close lakes are to turning green and supporting algae. This is not a proposal at this point but to bring the Board up to speed on what we are doing to think about what we may have to do in the future. (See attached presentation portfolio).

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

None

Topics for Discussion

A. Ordinance/Regulation - Revisions (See Memo)

Anne Krieg, Planning and Economic Development Director, said when you had the application before you for the **Medical Marijuana Cultivation Facility** we had the Town's attorney take a look at the application and applied the language in the Town of Bridgton's Site Plan Review Ordinance. As a result, she did have some recommended changes which she will submit for a workshop/meeting in November or your regular meeting in December.

Steve said we also received information on a recent **court case regarding signs**. Ms. Krieg said I asked the Town's attorney to review the Town of Bridgton's Sign Ordinance in regards to the recent court case and as a result she has some recommendations which she will submit for a workshop/meeting in November or your regular meeting in December.

Brian said do you think she will be willing to come to a workshop/meeting to discuss the medical marijuana language and the sign language? Ms. Krieg said Ms. Fleck and I will discuss that possibility.

Rob Baker, Code Enforcement Officer, said the State of Maine is allowing an **option** of retaining your current language regarding the **30% expansion** to structures in the shoreland zone or to go with the state's language. I would like to see the language stay the way it is because it has been in place since 1989 and real estate brokers as well as property owners are familiar with the language and their expansion capabilities.

Rob Baker, Code Enforcement Officer said I would like to suggest that **surveyors be included in the language regarding the 30% calculation.**

Mr. Lowell said I agree that the 30% language has been institutionalized and I think that the language should stay the same and I would not be opposed to including surveyors.

Ms. Fleck said I would like to thank Colin Holme at Lakes Environmental Association who is very helpful and instrumental in working with the Town to prepare maps to coincide with our Ordinances. Recently Mr. Holme brought over a **shoreland zone map that he updated showing recent lot splits.** I contacted DEP and they said it is not considered a change, however, they recommended we contact Maine Municipal Association for a legal opinion. As a result, Maine Municipal Association suggested that because the map is part of the Ordinance it could be considered a revision to the Ordinance and therefore should go before the voters for consideration.

Ms. Fleck said because you receive **Planning Board applications electronically** on your tablets I would like to suggest that the number of **submissions be reduced from 15 to 8** in the Site Plan Review Ordinance and the Subdivision Ordinance and any other Ordinance that has submission requirements. However, the applicant would still need to submit the required number of 15 for larger plans.

Brian moved to adjourn the meeting at 8:38p.m. Catherine 2nd.
5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton