

**BRIDGTON PLANNING BOARD
MEETING**

Downstairs Meeting Room

**December 15, 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.

Old Business

Criterion Development LLC

South High Street; Map 9 Lot 27F

Revision to an approved subdivision

Represented by George Sawyer, Sawyer Engineering

Review and Accept Findings of Fact and Conclusions of Law

(See Memo)

Georgiann Fleck, Deputy Town Manager and Planning Board secretary, said you took up a motion at the December 1, 2015 meeting to review the Findings for Criterion Development LLC at the January 5, 2016 meeting so in order to accept the Findings of Fact at this meeting you may need to reconsider the motion of December 1st

Brian moved to reconsider the motion made on December 1, 2015 and to review the Findings for Criterion Development LLC at this meeting. Catherine 2nd. 5 Approve / 0 Oppose

Steve said at the Board's request Ms. Fleck has prepared written Findings of Fact and Conclusions of Law with respect to the Criterion Development LLC application. The draft decision has been distributed to the Board. The Planning Board is tasked with approving or approving with conditions an application if we affirmatively find, based on information presented, that the application meets the standards set forth in Article I Section 1 and Article X items 1-9 of the Town of Bridgton Subdivision Regulations. The applicant has the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Ordinance.

Are there any questions or proposed revision that the Board wishes to make to the Findings of Fact or Conclusions of Law in the draft

decision? Hearing none, I will accept a motion to accept or reject the decision as written.

Brian moved that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated December 15, 2015 and to approve the proposal of Criterion Development LLC. Catherine 2nd.
5 Approve / 0 Oppose

The Board signed the mylar.

Ira and Shirley Ball/Westview Ridge
51 Brocklebank Drive; Map 5 Lot 96B
Subdivision Revision
Represented by George Sawyer, Sawyer Engineering and Surveying
Review and Accept Findings of Fact and Conclusions of Law

Steve said at the Board's request Ms. Fleck has prepared written Findings of Fact and Conclusions of Law with respect to the Criterion Development LLC application. The draft decision has been distributed to the Board. The Planning Board is tasked with approving or approving with conditions an application if we affirmatively find, based on information presented, that the application meets the standards set forth in Article I Section 1 and Article X items 1-9 of the Town of Bridgton Subdivision Regulations. The applicant has the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Ordinance.

Are there any questions or proposed revision that the Board wishes to make to the Findings of Fact or Conclusions of Law in the draft decision? Hearing none, I will accept a motion to accept or reject the decision as written.

Brian moved that the Board adopt the Findings of Fact and Conclusions of Law as presented in the written document dated December 15, 2015 and to approve the proposal of Iran and Shirley Ball - Westview Ridge Catherine 2nd. 5 Approve / 0 Oppose

The Board signed the mylar.

New Business - None

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

Topics for Discussion

Steve said Ms. Fleck submitted a memo outlining the Ordinance/Regulation Revisions that we have been discussing (See memo).

Mr. Sawyer said is there a way that when an Ordinance is posted on the Town of Bridgton website that a reference date is posted on the front page? Ms. Fleck said I will make sure that is done.

A. Ordinance/Regulation Revisions

1. Shoreland Zoning Ordinance

a. Shoreland Zone Map

Brian moved to approve the revision to the Shoreland Zoning Ordinance and include the map that shows lot splits. Phyllis 2nd.
5 Approve / 0 Oppose

b. 30% rule for expansion

Catherine moved to retain the 30% rule for expansion as currently in the Shoreland Zoning Ordinance. Dee 2nd. 5 Approve / 0 Oppose

c. Include surveyor in the requirements to certify existing conditions of non-conforming structures.

Dee moved to include "surveyor" in Section 12.C.1.b of the Shoreland Zoning Ordinance.

d. Water Quality - add language that "all structures within a solid wall foundation within the shoreland zone shall comply with Section 15.R.2.c AND add note "See section 15.R. "Water Quality" for additional requirements.

Rob Baker, Code Enforcement Officer, gave the Board information on this section and reasons to consider adding the additional language.

Discussion ensued between Board Members and Department Heads.

The Board concurred to discuss this at their next workshop/meeting.

A. Ordinance/Regulation Revisions

2. Site Plan Review Ordinance

a. Revise language regarding Medical Marijuana per recommendation of Town of Bridgton's attorney. Determine if you want to the limit the number of facilities and square footage within the Town.

Discussion ensued between Board Member and Department Heads.

Dee moved to change the word reference of "dispensary" to "facility" to prevent confusion throughout the Ordinance where appropriate.
Brian 2nd. 5 Approve / 0 Oppose

Phyllis moved to limit the number of facilities within the geographic boundaries of the Town of Bridgton to two. Dee 2nd.

5 Approve / 0 Oppose

The Board concurred to not limit the square feet of a facility.

b. Reduce the number of submissions except for larger plans due to the fact that the Planning Board receives their packets in electronic format.

Phyllis moved to reduce the number of submissions in all Ordinance/Regulations to 8 copies except larger than 8.5x14 will remain at 15 submissions.

c. Consider an exception for minor revisions that could be revised and approved by the Department Heads.

Brian moved to have staff create language in the Site Plan Review Ordinance and the Subdivision Regulations to submit to the Planning Board for consideration at a later workshop/meeting. Dee 2nd.

5 Approve / 0 Oppose

A. Ordinance/Regulation Revisions

3. Subdivision Regulations

a. Reduce the number of submissions except for larger plans due to the fact that the Planning Board receives their packets in electronic format.

Brian moved to reduce the number of submissions in all Ordinance/Regulations to 8 copies except larger than 8.5x14 will remain at 15 submissions. Catherine 2nd. 5 Approve / 0 Oppose

b. Consider an exception for minor revisions that could be revised and approved by the Department Heads.

(See motion above for Site Plan Ordinance)

A. Ordinance/Regulation Revisions

4. Sign Ordinance

a. Consider an exception if the building is situated facing a public roadway but visibility is limited.

b. Review Information submitted by Planning Board Member, Brian Thomas (See attached)

c. Additional language submitted by the Town of Bridgton attorney regarding possible revision due to a recent Supreme Court Case.

The Board concurred to discuss sign related revisions at a subsequent workshop/meeting.

Steve said we will discuss scheduling our next workshop/meeting to continue discussion of Ordinance/Regulation revisions at the January 5, 2016 meeting.

Dee moved to adjourn the meeting at 9:12p.m. Brian 2nd.
5 Approve / 0 Oppose

Respectfully Submitted,

Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton