

**BRIDGTON PLANNING BOARD
MEETING**

Bridgton Court Room

**January 9, 2007
7:00p.m.**

The Bridgton Planning Board was called to order at 7:00p.m. by Fred Packard, Chair. Those in attendance were: Fred Packard, Chair; Steve Collins, Vice Chair; Christopher McDaniel; Gordon Davis; David Diller; Dee Miller, Alternate; David Lee, Alternate. Absent were: None

PUBLIC HEARING

**Reny's Store
Main Street; Map 23 Lot 126
Raze and Expand
Represented by George Parker**

Mr. Parker said this proposal is to raze an existing building sitting adjacent to Reny's and to increase the Reny's store. This project will involve a new stream crossing to access the loading dock area and dumpsters. The heating tanks will be relocated, however, we have not determined yet if we are going to maintain the fuel oil boiler that is in the older part of the building or convert it to a propane boiler. The opening that currently services the parking area for Reny's as well as the current sidewalk area will be extended and continue up to the new building, similar to the opposite side. There will be an entrance way both on the south side, coming off Depot Street, which will basically access what we hope is a new town parking lot, as well as a new entrance for those parking on Main Street. The loading area will have a loading door and a small dock that will also access the dumpsters. The building will be vinyl sided and we will continue the overhang although a little smaller than what is currently there now.

Steve said do you plan on adding extra windows? Mr. Parker said yes, both sides as well as windows on the end.

Mr. Parker said we are trying to assess how to deal with the stormwater. The Ordinance requires a storage capacity to take a two inch rainfall. The report from the engineer states that there is an improvement in the phosphorous. That is being looked at and he will present that to Rob Baker, Code Enforcement Officer, upon completion. I have submitted a floodplain application to Mr. Baker for the project.

Gordon motioned to close the Public Hearing at 7:15p.m.
Christopher 2nd. 5 Approve / 0 Oppose

Fred said currently there are 3-4 parking spots along Main Street in front of the store, when you fill in the center section is there going

to be any more parallel parking on Main Street? Mr. Parker said yes, I would assume so. Fred said the 7 or so parking spaces that you are losing between the two buildings you will gain a couple of them back for parallel parking? Mr. Parker said yes.

David D. said I see an incredible need for parking just for Reny's in general. Have you done any studies about how many parking spaces you need to be successful? Mr. Parker said no. David D. said there is not much parking there and you are relying on the public parking which will take parking away from other businesses in that area. I would like to see you come up with some parking alternatives. Mr. Parker said I could do it based on number of spots per thousand square feet. David D. said and customers per day. Mr. Parker said right now people use our parking spots to go to other businesses also.

Dee said is there going to be designated employee parking? Those are the people that are going to be parking for 7 hours or more. Mr. Parker said what about employee parking for all the businesses apart from the public parking area? Long term parking is something to consider when the public parking lot is established. Steve said I have been to all the meetings to date and that subject has not come up.

Gordon said at the original meeting Reny's indicated that the project would not be started unless this parking lot was developed by the Town, is that still the situation? Mr. Parker said it hasn't come up again because it appears that the project is on track to get built.

Gordon said is Reny's participating in any funding of the additional parking? Mr. Parker said I have not heard that they are but I don't know that. I don't know if that amount is coming from a grant or if there is matching funds.

Steve said regarding the 35' height restriction and the 40' cupola you are proposing, it was suggested that we regard the cupola as an architectural feature rather than a structural item? Mr. Parker said yes and we did submit a formal request for a waiver. Dee said we did say because it was not a full story it would be easier to justify the request for a waiver.

Fred said you are waiting for the engineers to finish the stormwater runoff study? Mr. Parker said yes, I asked our engineers to get it to me in time to distribute prior to the February meeting.

Steve motioned to table the application pending submittal of the additional information as discussed. David D. 2nd.

5 Approve / 0 Oppose

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Steve motioned to adjourn the meeting at 7:35p.m. Christopher 2nd.
5 Approve / 0 Oppose

Respectfully submitted,

Georgiann M. Fleck
Municipal Secretary