

**BRIDGTON PLANNING BOARD  
MEETING**

**Board of Selectmen's Meeting Room**

**April 23, 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; Gordon Davis; David Diller. Absent were: Christopher McDaniel; Dee Miller, Alternate; David Lee, Alternate.

**PUBLIC HEARING**

**Cornshop Brook Re-Development Project**

**Parking Lots**

**Depot Street; Map 27 Lot 5**

**Park Street; Map 23 Lot 27 and Lot 27**

**Represented by Micah Niemy, Assistant Economic Dev. Director**

Mr. Niemy said this one of the larger projects planned for the funds the Town of Bridgton received from the Community Block Grant in 2006 to combat slum and blight in the downtown area. There have been three public information sessions held to allow public input. We were able to use those comments to have Wright Pierce Engineering firm come up several designs and inevitably a final design. There is a parking lot proposed for Depot Street on the lot where the Community Center is located and then a parking lot on Park Street. The Park Street lot will consist of two lots. One lot is owned by the Town of Bridgton and the other adjacent lot is privately owned which the Town has made arrangements to lease. The Depot Street lot currently has about 40 spaces and that will increase to approximately 122 spaces. The Park Street lot will have approximately 34 spaces which will be an increase over what is currently there. We have made provisions for landscaping to help soften the appearance of the parking lots.

Steve said I understand that infrastructure will be put in place when the parking lots are constructed. Mr. Niemy said yes, the lot on Park Street is circled by CMP poles and we will be using lights on the CMP poles where possible. Conduits exist on the Depot Street lot and we will install infrastructure during the construction phase. The goal right now is to create safety lighting. More appealing decorative lighting is planned for the future. The garage on the Community Center lot has electricity so we will be able to attach a form of lighting to that building to light some of the area. Currently there are four poles with lights on top and three will be removed, however, they will be reused and put into conduits temporarily. This is a not a permanent solution but will address safety concerns. We are looking into private sources for financial assistance with the lighting.

Mr. Niemy said the parking lot on Depot Street will adjoin the adjacent lot owned by Snapdragon. Any improvements on the Snapdragon lot will be paid for by them, however, Frank Howell did ask the Town to consider designs that would enhance each lot which he would consider building also. The Town is working with our attorney to create a memo of understanding to solidify that. Mr. Pryor said the co-joining design allowed us to keep the current amount of parking.

Fred said are you going to bring the lot on Park Street up to grade prior to paving? Mr. Pryor said yes, we are rounding the corners and adding curbing to allow a better flow of traffic and ease of access.

David D. said how much will it cost for the lighting? Mr. Niemy said the total project is \$262,000.00 out of which engineering costs of \$35,000 - \$36,000.00 has to be deducted.

David D. said is there a guideline for how many lights are necessary? Mr. Pryor said yes. David D. said how far below that are we going to be? Mr. Pryor said we don't know yet.

Fred said are there some minimum guidelines that we have to meet? Mr. Pryor said no, not in Bridgton. Steve said the Town of Bridgton Site Plan Review Ordinance only addresses impact on adjacent properties and does not set forth guidelines for the site itself.

David D. said I would think the Town would be concerned with liability. Mr. Niemy said there is a concern about the lighting, however, I think that the arrangements we are making for temporary lighting will be adequate until something else can be done in the future.

Frank Howell, Citizen and abutter, said how many conduits, light poles, are planned? We are trying to coordinate what we are doing on our side. We have an estimate of \$1,800 a pole. Mr. Pryor said approximately 5 additional poles. Fred said about \$10,000.00

Mike Terrintino, Community Center, said if we put a couple of good sized lights on the garage I believe it should be adequate.

Fred said the Site Plan Review Ordinance does require Storm Water Runoff Calculations but it does not require phosphorous. Rob Baker, Code Enforcement Officer, said the Site Plan Review Ordinance does not require phosphorous in a 10 year event but I am not sure how many acres this is going to effect and therefore they may need a stormwater permit from the State. Mr. Pryor said we are not required to have any stormwater permit because we are not going to disturb more than one acre, however, we will use Best Management Practices to mitigate phosphorous and stormwater. Currently it all flows to a catch basin

which flows directly into Stevens Brook. We are going to split that in half and a portion will flow about 100' into a grass swale, 40' to a catch basin, to another grass swale about 50' to a level lip spreader to spread the water back out into sheet flow. Our calculations show that it will handle a 10 year storm. The Park Street Parking lot is a little more critical. We will stabilize the ground and grass the remaining area. There is not much that can be done to mitigate the Park Street site.

Fred closed the Public Hearing at 7:25p.m.

The Board reviewed the Site Plan Review Ordinance Review Standards for compliance.

**Steve motioned** to approve the project as submitted and presented. Plan approval is also

**Steve motioned** to adjourn the meeting at 7:40p.m. Gordon 2<sup>nd</sup>.  
4 Approve / 0 Oppose

Respectfully submitted,

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Georgiann M. Fleck  
Municipal Secretary