

**BRIDGTON PLANNING BOARD
WORKSHOP/MEETING**

Board of Selectmen's Meeting Room

**August 21, 2007
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; Christopher McDaniel; Gordon Davis; David Lee, Alternate and Dee Miller, Alternate. Absent were: David Diller.

OLD BUSINESS - NONE

NEW BUSINESS

A. Economic Development Committee

Steve said the Economic Development Committee, represented by Micah Niemy, has asked to address the Board this evening, therefore, Mr. Niemy is present and may begin the discussion.

Gordon motioned to table the workshop with the Economic Development Committee to a time to be determined. Christopher 2nd

Steve appointed David L., Alternate, to act in the capacity of absent regular member, David Diller.

Steve called for a discussion to the motion.

Gordon said originally this was presented as being a workshop and it was stated that this was going to be a forum for bringing out ideas for consideration, however, what we received was a draft of a whole new amended Site Plan Review Ordinance. At the previous meeting when the Economic Development Committee was before this Board, I stated and Mr. Lowell agreed, to involve the property owners along Route 302. Today I queried some of the property owners along Route 302 and no one has been approached by the committee. Meetings of the Economic Development Committee is comprised of retirees who don't have a cent invested in the property involved and have come up with a new Site Plan Review Ordinance for us to consider. Also, they meet at 7:00 in the morning on a weekday when people with jobs can't attend. The proposed changes they have presented are a prevention of economic development there is nothing in here that encourages economic development. What is an economic development committee for? We are in receipt of a letter from Mark Lopez, Lopez Properties LLC, (copy attached) who owns what used to be Bridgton Pines Campground consisting of 14-15 acres with an investment in excess of a million dollars. I talked with Mr. Lopez to see if he was approached by the committee for input or to get involved. He said the only contact he had was from the Economic Development Director who saw

the transfer of land had taken place and called to see if he was going to have a box store. Everyone is afraid of box stores coming to this area bringing with it jobs and low prices. I am concerned with the ambiguity of these proposed changes such as "a building can't be a form of advertising". Mr. Figoli is present this evening and he has built a beautiful modular home to promote his business which could be considered a form of advertising according to these proposed changes. Among some of the other restrictions is a limit of structures to 45,000sf and no parking on corner lots. I think these changes need to be reconsidered and come back to us as a workshop after involvement from people who actually have money invested.

Micah Niemy, Economic Development Director, said in February when we approached the Planning Board we came with a concept, nothing on paper. We were told to come back with something written on paper. This is the venue of those discussions. What we have presented to you is a draft of a works-in-progress not a final presentation for you to make a decision on. Our meetings are at 7:00a.m. because that is when our members can attend. We have had meetings at other times and people don't attend. If it is your intention not to consider any of these standards I would like to at least have a discussion on that.

Gordon said before we have discussion on any of these standards we should at least get input from people who will be impacted by these proposed standards.

Mike Tarantino, Economic Development Committee Member, said there are people who are working class people on the Economic Development Committee. This is a working draft, we have tried very hard to get input from the public and have invited you, the Planning Board, to participate in the process. At your last meeting we were told to bring something back which is what we did. The feedback we received as a result of the potluck suppers was people do not want big box stores. We are willing to get more people involved in the process. This is a proposed draft which I don't think you should discard.

Fred said every report that Kent wrote for other Towns as well as Bridgton mentions a gateway to their Town. I have been on this Board for about 11 years and during that time we have had some extremely beneficial development. I have not had one person come to me to say they are displeased with the development along Route 302. I haven't heard the need nor do I understand why we have to change what we have and make suggestions that may wipe out all the growth and development that has been accomplished or may jeopardize future growth. For instance, the

setbacks you are proposing for commercial development are 100'. Commercial entities rely on exposure for their businesses. If you were to apply the standards proposed in this document, many of the businesses that were approved in the past several years could not meet them.

Dee said the discussion on the motion is exactly what the Economic Development Committee was anticipating but that it wouldn't be in the form of a motion to table. Several Planning Board members have commented on the proposed standards and that is what discussion is. No one is asking the Planning Board to make a decision tonight.

Georgiann Fleck, Secretary, said it was mentioned that Dee and Steve currently attend the Economic Development Committee Meetings, I would like to remind the Planning Board members that if an additional member attends it would actually constitute a Planning Board Meeting and would need to be properly advertised so please keep that in mind for future meetings.

Gordon said are Dee and Steve members of the Economic Development Committee? Dee said I am and have been for five years. Steve said I am not. Gordon said isn't that a conflict of interest to make standards and then sit here to promote them? Steve said conflict has to do with financial interest. Dee said I do not have any financial gain, I am one of the people referred to as retired.

Dee removed herself from the table with Planning Board Members and joined the Economic Development Committee members attending in the audience.

Mr. Niemy said if it is the Board's desire to table this discussion to a later date I hope it is the Board's intention to provide me and the Economic Development Committee official guidance on how to proceed.

Lee Eastman, Economic Development Committee Member, said tabling this discussion is not going to be beneficial. I am a business owner who is not located on Route 302. If you refer to the Comprehensive Report its intent is to build character of Town and not make it Windham. I am offended by Mr. Davis' comments. Gordon said I did not intend to offend you I was using generalities that I probably should not have.

Gordon said I am not against having discussion but only after you have discussed the proposed changes with the people who have the money invested and whose land values may go up or down or financial future hinges on what is being proposed. If there are no changes following that discussion that is fine but I asked Mr. Lowell to involve the people along Route 302 and he assured me that he would and it wasn't done.

Page 4
Bridgton Planning Board
August 21, 2007

Mr. Figoli said when I have done applications to the Planning Board I have to notify abutters, it is not a difficult process. When a document is presented like this it is difficult to undo.

Mr. Niemy said the suggested changes don't only cover Route 302 they cover the entire Town of Bridgton.

Mr. Tarantino said I find it easier to work and amend something if there is something to begin with rather than a blank piece of paper.

David L. said there are things in the proposed document that is duplication because it is State Law or exists in another Ordinance.

**Steve called a vote to the motion. 2 Approve (Gordon and Christopher)
1 Oppose (Steve) 2 Abstain (Fred and David L.)**

Mr. Macdonald said can this document be made more public so when we go to a public hearing we can at least know what is being proposed?

Rob said POINT OF ORDER, the vote would have to be a majority of the Board in order for the motion to pass.

**Steve recalled the motion for a vote.
4 Approve / 1 Oppose (Steve)**

Mr. Niemy said the guidance from the Planning Board is that the Economic Development Committee should make every effort possible to include as many property owners as possible? I also would like to have additional members of the Planning Board attend the meetings.

Mr. Tarantino said POINT OF ORDER, because of the situation could we have a set of minutes or a letter indicating what you are expecting of us which I will make sure to have in my hand at the next meeting. Steve said the minutes of the February meeting and this evening's meeting are public record. Ms. Fleck said the minutes of this evening's meeting will not be available until the Board approves them at the next regular meeting.

Gordon said to Mr. Niemy, are you chairman of the Economic Development Committee? Mr. Niemy said I am a staff person for the Committee, Peter Lowell is Chair and Mike Tarantino is Vice Chair.

Gordon said does the Economic Development Committee have minutes that are available for the public? Mr. Niemy said no, we do not keep active minutes.

Gordon said if I attend an Economic Development Committee Meeting basically creating a Planning Board Meeting what kind of problem does that create? Steve said I need to consider that. Mr. Tarantino said POINT OF ORDER if three of you are there and one leaves before the meeting convenes there is no problem what so ever but you should check with each other to see who is going to attend.

Dee said the work part of the Economic Development Committee Meetings over the past couple of months is this draft so this would effectively be the minutes unless you want a verbatim discussion.

Ordinance Amendments for Consideration and Discussion

NOTE: Following discussion and approval of proposed language Draft Ordinances will be created and will be considered working documents until the Planning Board has reached the point where a Public Hearing will be held to consider the Ordinance changes in their entirety.

Subdivision Regulations

Nonconforming Road

Discussion ensued regarding the proposed language created by Mitchell Berkowitz, Town Manager.

The Board concurred that the language needed to be revised further.

Fire Lane Signs

The Board concurred to remove "fire lane signs" from the subdivision regulations.

Road/Homeowner's Association

Discussion ensued regarding the proposed language created by Mitchell Berkowitz, Town Manager.

The Board concurred that the language was sufficient and to incorporate it into the Subdivision Regulations.

Application time frame and additional information

Discussion ensued regarding the suggestion presented by Georgiann Fleck, Secretary.

The Board concurred to approve the suggestions as presented and to incorporate them into the Subdivision Regulations.

Site Plan Review Ordinance

Amendments to an approved application

Discussion ensued regarding the suggestion presented by Ms. Fleck. Ms. Fleck along with the Mr. Baker will devise language to present to the Board at a later date for consideration.

Condominium

Ms. Fleck would like to know if the Board wants to remove condominiums from the Site Plan Review Ordinance or create additional review criteria? The Board concurred to remove "Condominium" review from the Site Plan Review Ordinance.

Site Plan Review Ordinance (continued)

Department Review

Ms. Fleck submitted a memorandum for the Board to consider to amend the Department Review criteria. The Board concurred to accept the proposal and incorporate it into the Site Plan Review Ordinance.

Shoreland Zoning Ordinance

Amendments recommended by the State of Maine

General, vernal pools and moderate/high value wetlands

Mr. Baker said I would like to suggest contacting a representative from the State of Maine along with several other individuals who can review some of the changes with the Board. There are also other Town's that would like to participate in that discussion.

The Board concurred with Mr. Baker. Mr. Baker will try to make arrangements and will report back to the Board.

Dock Size and Number of Docks

Mr. Baker said currently there are no provisions for size or number of docks in the Shoreland Zoning Ordinance.

The Board concurred that Mr. Baker will do additional research on size and limits and make a recommendation to the Board at a later date.

Minimum Lot size change from 60,000sf to 50,000sf

Mr. Baker said the current dimensions consisting of 200' of frontage and 250' of depth to equal 60,000sf needs to be changed to 50,000sf for proper configuration.

The Board concurred to change the lot size from 60,000sf to 50,000sf.

Robert Macdonald, Citizen, said I would like to **recommend that the Board consider changing #29 "Marina" the Land Use Table** to No in SP, No in RP and No in LR District. Also, remove sale of petroleum products in 15.F.j. The Board concurred to change #29 Marinas in the Land Use Table from "PB" to "No".

General

Definitions - cluster housing, common area, common interest development

Steve said I would like to know if these definitions are consistent with Maine Law and not just California Law, therefore, I would like to discuss these proposed definitions at a later date.

Fred moved to adjourn the meeting at 8:55p.m. Gordon 2nd.

5 Approve / 0 Oppose

Respectfully submitted,

Georgiann M. Fleck, Secretary
Bridgton Planning Board