

**BRIDGTON PLANNING BOARD
MEETING**

Board of Selectmen's Meeting Room

**September 4, 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; Gordon Davis; David Diller; David Lee, Alternate and Dee Miller, Alternate. Absent were: Christopher McDaniel.

Steve appointed Dee Miller, alternate, to act in the capacity of absent regular member, Christopher McDaniel.

Approval of Minutes - August 7, 2007

Fred moved to approve the minutes with the amendment as discussed. David D. 2nd. 5 Approve / 0 Oppose

Approval of Minutes - August 21, 2007 (Workshop Meeting)

Fred moved to approve the minutes as presented. Gordon 2nd. 5 Approve / 0 Oppose

Old Business

**Eastview Estates/Glennco Property LLC
Carissa Drive; Map 8 Lot 23
Six Lot Subdivision
Review and Accept Findings of Fact and Conclusions of Law
Sign Mylar**

Steve said as a result of the tentative approval, we have since received a copy of an easement deed from JKIT Land Management and confirmation that design engineer, Mike Haskell, will be conducting periodic inspections of the road along with a final report.

The Board read for the record the Findings of Fact and Conclusions of Law.

Fred moved that based upon the application submitted and representation to the Planning Board of the proposed subdivision by the applicant, the project is approved conditional upon an easement being obtained from JKIT Land Management LLC along with a copy of the deed for that portion conveyed. Road inspections will be done by the design engineer, Mike Haskell of Development Services Inc. Upon completion of the road, the design engineer will provide as-built drawings to the Town of Bridgton along with a letter that it has been built in substantial compliance. Plan approval is also conditioned upon compliance by the applicant with the Plans and specifications which development proposal as well as with

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any oral commitments regarding the project which were specifically made by the applicant to the Board in the course of its deliberations.
Gordon 2nd. 5 Approve / 0 Oppose

Robert F. Finocchiaro
255 Portland Road; Map 9 Lot 72C
100x150 Storage Building
Review and Accept Findings of Fact and Conclusions of Law

Steve said as a result of the tentative approval, we have since received a letter from Gorham Savings Bank regarding financial capability.

The Board read for the record the Findings of Fact and Conclusions of Law.

Fred moved that based upon the application submitted and representation to the Planning Board of the proposed Site Plan of Development by the applicant, the project is approved subject to the foregoing conditions of approval number 1. 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 to the Board in the course of its deliberations. Gordon 2nd. 5 Approve / 0 Oppose

Arthur O'Keefe
80 Wildhaven Road; Map 17 Lot 27A-5
Lot Split
Represented by Arthur O'Keefe

Ron Keniston was present representing Mr. O'Keefe. Mr. Keniston said as a result of questions brought up during the original review of this plan we have included a copy of the phosphorous study which is based on five acres, which is the land that is being sold. With the 250' proposed buffer we were able to meet our phosphorous control measures.

Steve said does your plan show the proposed driveway as part of the phosphorous study? Mr. Keniston said yes.

Mr. Keniston said there was a letter submitted to Rob Baker, Code Enforcement Officer, from Mr. Jack Gagnon who is the president of Wildhaven Association (copy attached). Mr. Baker and I reviewed the covenants in relation to Mr. Gagnon's concerns and we found that the only restrictions were Planning Board approval for further divisions and newly created lots must be at least 3 acres per lot.

Mr. Keniston said we have made a couple of comments on the plan regarding buffer maintenance and possible future placement of a building on the site. There was a soils test done on the lot with positive results.

The Board reviewed the criteria for Subdivisions to establish the Findings of Fact and Conclusion of Law.

"As required by Title 30-A ss4404 Review Criteria; When adopting any subdivision regulations and when reviewing any subdivision for approval, the municipal reviewing authority shall consider the following criteria and, before granting approval, must determine that:"

1. Pollution.
The Board concurred that this section has been met.
2. Sufficient Water.
The Board concurred that this section has been met.
3. Municipal Water Supply.
The Board concurred that this section has been met.
4. Erosion.
The Board concurred that this section has been met.
5. Traffic.
The Board concurred that this section has been met.
6. Sewage Disposal.
The Board concurred that this section has been met.
7. Municipal Solid Waste Disposal.
The Board concurred that this section has been met.
8. Aesthetic, Cultural and Natural Values.
The Board concurred that this section has been met.
9. Conformity with Local Ordinances and Plans.
The Board concurred that this section has been met.
10. Financial and Technical Capacity.
The Board concurred that this section has been met.
11. Surface Waters.
The Board concurred that this section is non applicable.
12. Ground Water.
The Board concurred that this section has been met.
13. Flood Areas.
The Board concurred that this section is non-applicable.
14. Freshwater Wetlands.
The Board concurred that this section is non applicable.
15. River, Stream or Brook.
The Board concurred that this section is non applicable.
16. Storm Water.
The Board concurred that this section has been met.
17. Spaghetti-lots Prohibited.
The Board concurred that this section is non-applicable.

18. Lake Phosphorus Concentration.

The Board concurred that this section has been met.

19. Impact on Adjoining Municipality.

The Board concurred that this section is non-applicable.

As sited in the Town of Bridgton Subdivision Regulations; Article X Design Standards, the subdivision meets or exceeds the following;

1. Lot size and dimensions.

The Board concurred that this section has been met.

2. Monuments.

The Board concurred that this section has been met.

3. Street Signs/Fire Lane Signs

The Board concurred that this section has been met.

4. Streets.

The Board concurred that this section has been met.

5. Sidewalks

The Board concurred that this section has been met.

6. Water Supply

The Board concurred that this section has been met.

7. Fire Protection

The Board concurred that this section has been met.

8. Sewage Disposal

The Board concurred that this section has been met.

9. Surface Drainage

The Board concurred that this section has been met.

Fred moved to tentatively approve the project as presented and submitted but withhold final judgment pending review of the Findings of Fact and Conclusion of Law. Gordon 2nd. 5 Approve / 0 Oppose

New Business - None

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

Topics for Discussion

A. Shoreland Zone Issues - Joint Workshop/Meeting (Status)

Mr. Baker said Tom Dubois from Main-Land Development Consultants Inc. is willing to discuss with the Board some of the new regulations including Vernal Pools.

B. Schedule Workshop for continued review of Ordinances

Steve said the Economic Development Committee will be meeting tomorrow, Wednesday September 5th, and on their agenda is discussion of the tabled Draft revisions to the Site Plan Review Ordinance. Following that

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meeting I think we will know if we can include that in the same workshop as the Shoreland Zone Issues.

Gordon said we were also going to invite Harrison and Naples to the Shoreland Zone workshop. Fred said I think that we should hold separate workshops.

Dee said there are several **definitions** that the Board should consider adding to our existing Ordinances for clarification.

Ms. Fleck said I have made copies of minutes from previous minutes regarding **deleting marina and petroleum products** from the Shoreland Zoning Ordinance which raised debate. When you discuss the changes you should review these minutes to see if the issues remain the same or have been rectified.

David D. moved to schedule a special meeting/workshop for October 9, 2007 at 7:00p.m. Gordon 2nd. 5 Approve / 0 Oppose

Fred moved to adjourn the meeting at 7:50p.m. David L. 2nd.
5 Approve / 0 Oppose

Respectfully submitted,

Georgiann M. Fleck, Secretary
Bridgton Planning Board