

**BRIDGTON PLANNING BOARD
WORKSHOP/MEETING**

Bridgton Court Room

**November 27, 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 Diller; Dee Miller, Alternate; David Lee, Alternate. Absent were: None.

Steve said since we are not voting on anything this evening there is no need to appoint alternates.

Old Business

A. Ordinance Amendments for consideration and discussion.

Steve said Georgiann Fleck, Secretary, has given us a memorandum (copy attached) with the status of amendments we have endorsed to date along with draft Ordinances showing the changes.

1. Subdivision Regulations

Steve said we need to discuss the language proposed for nonconforming road.

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

The census of the Board was to revise the proposed language to include "or with requirements for non-conforming road permitted by Section X.4.6.h"

Ms. Fleck will incorporate the change into the DRAFT Subdivision Regulations for the Board to review at the next workshop.

2. Site Plan Review Ordinance

Steve said we need to consider specific language for an amendment to an approved application.

Ms. Fleck said I will use the language currently in the Subdivision Regulations for amendments and will present it to you for your consideration at the next workshop.

3. Shoreland Zoning Ordinance

Steve said we need to consider language for dock size and number of docks. Ms. Fleck said the state is adding language for dock size to be no wider than 6' for non-commercial uses. Rob Baker, Code Enforcement Officer, used that same language but added "not to exceed 480sf". Fred

said how does this impact a dock set-up for an association because they will be greater than 480sf. Ms. Fleck said unfortunately Mr. Baker could not make it this evening so you may want to discuss this further with him. He also wants to discuss with you the possibility of a commercial building code. Steve said we will hold further discussion on this issue until Mr. Baker can be present

Steve said Robert Macdonald has submitted a request for several revisions (see attached).

Discussion ensued regarding the suggested changes.

Gordon said what was voted down at the last Town Meeting? Mr. Macdonald said I don't know how that was presented. Gordon said it looks like the same thing. Steve said the proposal was to change SP and LR to No. Gordon said that is what we are talking about doing here. Steve said yes. Gordon said then it is the same thing. Mr. Macdonald said I am asking that you make these changes, however, you don't have to endorse them. Steve said we could make the revisions but the Planning Board's action would be not to recommend them and let them go to the Town Meeting. Gordon said isn't that exactly what we did last year? Steve said yes. Gordon said are we going to do this every year? Steve said if someone comes in with a request do we have the right to tell them no? They could easily take it to the Board of Selectmen for consideration. Gordon said so we are doing the same exact thing as last year? Steve said yes. Ms. Fleck said the process will be the same. We will create a DRAFT Ordinance, hold a public hearing, and either endorse the changes or not and forward it to the Board of Selectmen for consideration for Town Meeting. Fred said in this case we will not endorse the change. Mr. Macdonald said I would like to see the Board discuss them, hold a public hearing, vote on them and we will go from there.

Ms. Fleck said we should consider two separate Shoreland Zoning Ordinance's. One would have the State's mandated changes and the other would have additional changes. If you have one Ordinance with all the changes and it is denied at Town Meeting then the State will impose all their changes on the Town of Bridgton. I will discuss procedure with Mr. Baker and Laurie Chadbourne, Town Clerk.

4. General

Definitions - cluster housing, common area, common interest development.

Dee said I would suggest that the Board consider the definition for camp. The census of the Board was to add in the definition of camp.

Page 3
Bridgton Planning Board
November 27, 2007

NEW BUSINESS - None

Other Business/Topics for Discussion

Mr. Macdonald said I am also preparing a **Harbor Master/Mooring Ordinance** which I would like to get a DRAFT to you to review and schedule a Public Hearing. Steve said is this going to be a stand alone Ordinance? Mr. Macdonald said yes.

Fred moved to adjourn the meeting at 8:30p.m. Gordon 2nd.
5 Approve / 0 Oppose

Respectfully submitted,

Georgiann M. Fleck, Secretary
Bridgton Planning Board