

**BRIDGTON PLANNING BOARD  
MEETING**

**Board of Selectmen's Meeting Room**

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

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

**Approval of Minutes - October 9, 2007 (Workshop/Meeting)**

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

**Approval of Minutes - October 16, 2007 (Special Meeting)**

**Fred moved** to approve the minutes as presented. Gordon 2<sup>nd</sup>.  
4 Approve / 0 Oppose / 1 Abstain (Christopher - was not present for meeting).

**Approval of Minutes - November 6, 2007 (Regular Meeting)**

There were not enough members who were present at the November 6, 2007 meeting to vote. Steve said we will not vote on these minutes at this time and will put them on the January agenda for consideration.

**Approval of Minutes - November 27, 2007 (Workshop/Meeting)**

**Christopher moved** to approve the minutes as presented. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

**Old Business - None**

**New Business**

**Lake Region Senior Services, Inc./Ingrid VonKanneurff  
South High Street  
Bridgton Senior Courtyard LLC/Condominium Apartments  
Preliminary Discussion**

Ms. VonKanneurff said Bridgton Senior Courtyard is not part of Lake Region Senior Services Inc. The Senior Courtyard is an LLC. At this time the only programs that is under Lake Region Senior Services, Inc. is the Senior Transportation Program. Steve said what entity will be making this application? Ms. VonKanneurff said The Bridgton Senior Courtyard.

David L. said where is this to be located? Mr. VonKanneurff said it is located opposite the Catholic Church.

Ms. VonKanneurff said we would like to build housing for seniors, 55+ housing and condominium apartments, for seniors. Part of these will be individual houses or duplexes and the remaining will be apartment houses. We would like to build an adult center, an indoor garden and a restaurant which will eventually serve the public. We would like to know if we have the support of the Town for this project.

Gordon said we need to determine if this comes under Site Plan Review or Subdivision. Steve said we were presented this same question with Shawnee Peak Condo and it was my understanding that it would come under both Site Plan Review and Subdivision. A lot of what is required by the Ordinance is extremely technical but the requirements are outlined in each Ordinance. More than likely with a project of this size we will hold a Public Hearing which allows us to have a more formal notification process.

Gordon said have you contacted someone to do your engineering studies? Ms. VonKanneurff said George Sawyer, Sawyer Engineering and Surveying.

David said how many units are you planning? Ms. VonKanneurff said how many units can I build? Steve said that will be determined by your engineer, Mr. Sawyer.

Ms. VonKanneurff said I would like to know how you as a Planning Board feel about this project. Steve said one of the things we are supposed to do is to consider how an application conforms to the Comprehensive Plan and in my opinion this project is consistent with the Comprehensive Plan. Gordon said it is not a matter of whether we favor it or not but whether it meets all the requirements of the Ordinances.

Ms. VonKanneurff said how long do you think it might take you to review and approve this project? Rob Baker, Code Enforcement Officer, said if the application is complete upon submittal it may take approximately 3-4 months. Ms. VonKanneurff said we do have a contract on the property with a closing scheduled for June 1, 2008. We plan to build the project in phases beginning with the individual houses and duplexes. Steve said if you refer to the Ordinance you will find that approval demands that the applicant start within a stipulated time after approval and make substantial progress. Mr. Baker said the Ordinance does have requirements for stage development. Ms. VonKanneurff said do we need to present to the Planning Board the whole project or one stage at a time? Steve said I would rely on Mr. Sawyer's advice.

**Approved Applications as per Bridgton Site Plan Review Ordinance  
4.A.A.**

- A. MECLLC/Daniel and Elizabeth Craffey  
152 Portland Road; Map 9 Lot 59 and 60A  
Marine and RV Storage and Sales
  
- B. Puppenhaus/Jennifer Donaldson  
11 Green Street; map 24 Lot 66  
Child Care Facility

**Topics for Discussion**

**A. Schedule Workshop/Meeting to continue review of proposed Ordinance Amendments**

The Board concurred that if there is not a lot of business to conduct on January 8, 2008 they will continue to discuss Ordinance amendments at that time.

**B. Reschedule January 1, 2008 Meeting**

**Fred moved** to reschedule the January 1, 2008 meeting to January 8, 2008 at 7:00p.m. Gordon 2<sup>nd</sup>. 5 Approve / 0 Oppose

**Gordon moved** to adjourn the meeting at 7:25p.m. Fred 2<sup>nd</sup>.  
5 Approve / 0 Oppose

Respectfully submitted,

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Georgiann M. Fleck, Secretary  
Bridgton Planning Board