

**BRIDGTON PLANNING BOARD
MEETING**

Board of Selectmen's Room

**February 19, 2008
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 Lee, Alternate, Absent were: Christopher McDaniel; David Diller; Dee Miller, Alternate.

Present from the Economic Development Committee were: Micah Niemy, Economic and Community Development Director and Lee Eastman.

Also present was: Mitchell Berkowitz, Town Manager.

Steve appointed David Lee, Alternate, to act in the capacity of absent regular member, Christopher McDaniel.

Workshop/Meeting with Economic Development Committee

Steve said the Economic Development Committee came to the Planning Board earlier with a draft of recommended changes which the Board felt was too restrictive. Tonight we will continue discussion with the Economic Development Committee and what they have identified as concerns.

Discussion ensued between Planning Board Members and the Economic Development Committee Members.

The Economic Development Committee suggested changes to the following six areas of the Site Plan Review Ordinance (See attached).

1. Landscape and Guidelines

The Board concurred that Section 5 "Site Plan of Development Application and Application for Large Scale Water Extraction" and Section 6 "Review Standards" should be consistent, therefore, language should be created to require a more comprehensive Landscape plan be submitted to meet the requirements of Section 6.

2. Lighting

The Planning Board concurred that a Lighting Plan should be submitted as part of the application to meet the requirements of Section 6. Again, Section 5 and Section 6 should be consistent.

3. Access

The Planning Board concurred that most curb cuts are under the jurisdiction of the Department of Transportation. However, the

members said they would support language that the applicant, to the best of their ability, would limit curb cuts.

4. Parking

The Planning Board concurred that the Economic Development Committee could establish a formula for number of parking spaces required for specific types of business with language for exception to the formula.

5. Development Appearance

The Planning Board concurred that the Economic Development Committee establish language to include in the Ordinance that the applicant must consider windows or reflective surfaces, giving the appearance of windows, where and when appropriate.

6. Size and Scale

The Planning Board concurred that it was not interested in limiting size and or scale of any building.

7. Setbacks

The Planning Board requested that the Economic Development Committee submit the current Department of Transportation setbacks to the Planning Board for consideration in establishing setbacks.

Fred moved to schedule a workshop/meeting to continue discussion between the Economic Development Committee and the Planning Board for March 11, 2008 at 7:00p.m. Gordon 2nd. 5 Approve / 0 Oppose

Topics for Discussion

**West Side Condominiums/Chet Homer
Old County Road/Mountain Road; Map 7 Lot 1
7 Unit Condominium Complex**

Steve said we made a procedural error at the Planning Board meeting on February 12, 2008. We told Tom Dubois, representative for Mr. Homer, that the Planning Board would hold a Public Hearing on March 4, 2008, our next regular meeting. However, the Ordinance states that the Planning Board must determine that the application is complete prior to holding a Public Hearing and we have not received an application as of yet. We will notify Mr. Dubois of our error and our decision to defer a Public Hearing until we have had the opportunity to review the formal application.

David L. said I am concerned that we are approving **applications before us too quickly** and not allowing enough time for public

Page 3
Bridgton Planning Board
February 19, 2008

comment and/or Planning Board Member comment. We need to take the appropriate time to review the applications thoroughly.

Georgiann Fleck, Secretary, said I would like to remind the Board that if you do not hold a **Public Hearing** on a particular project and the application is appealed the process through the Appeals Board is **Denovo**.

Fred moved to adjourn the meeting at 9:17p.m. Gordon 2nd.
5 Approve / 0 Oppose

Respectfully submitted,

Georgiann M. Fleck, Secretary
Bridgton Planning Board