

Agenda

Community Development Committee

Meeting of Wednesday May 17, 2017 at 8 am

In BOS Room

The CDC will be meeting on May 17, 2017 at 8am in the lower meeting room of the Municipal Complex. The following is the agenda.

1. Within the recommended charge and after establishing priorities define specific plans that need development for recommendation to the BOS

The priorities forwarded to the BOS and a summary of known plans in progress are as follows:

1. Sewer and Streetscape
 - a. Engineer to present final design and financing info this week to the BOS
 - b. Waste Water Committee has been charged with the education of the public to facilitate passage in November. The education plan is in its infancy. It should include:
 - i. Understanding of design
 - ii. What areas' are to be served and why.
 - iii. What will be the benefit (to all)
 - iv. What will be the cost, who will pay and how will be financed
 - c. How ads and material be paid for.
 - d. Reaching out to Waste Water Committee
2. Land Use/Zoning

a. The LUC committee has developed an educational plan that includes:

- i. Newspaper articles
- ii. Meetings with voters
- iii. Newspaper ads
- iv. Street vote yes signs.
- v. Face book page
- vi. LRTV tv shows
- vii. Use of Town Web site

3. Jobs/Website/Branding

- a. Branding company has been hired and from all reports is doing very good work
- b. Website design has been placed on hold until branding is complete.
- c. The following are job strategies from the Comp Plan:

2-1-2-1-1 Create programs to seek businesses embracing new technologies.

2-1-1-2-1 Develop and promote agencies and businesses to provide for senior needs.

4-1-1-1-1 Work with existing for profit and non-profit winter-hardy businesses to define winter tourism opportunities. A particular need is the development of winter lodging.

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4-1-1-1-2 Develop and promote winter festivals and events.

4-1-1-1-3 Create a volunteer task force, and possibly a paid position to promote tourism.

4-1-2-1-1 Meet with the summer camps and camp-grounds at least semi-annually to discuss their needs and ways which the town can contribute, to enhance camper experiences.

4-1-2-1-2 Meet with agents and owners who rent cabins at least annually to discuss their needs and what services the town can improve upon to assist owners and renters in the experience they offer tourists.

4-1-2-1-3 Work with interested for-profit and non-profit parties and individuals to develop public recreational activities targeted to enticing tourists and providing a positive experience for them.

4-1-3-1-3 Define and develop community assets and attractions that will help lodging operators provide a great tourist experience beyond the lodging itself.

4-1-3-1-4 Develop and distribute promotional material in cooperation with the town and for profit and non-profit entities to attract and direct day trippers and bus tours.

4-1-4-1-1 Develop informational material concerning town and regional facilities, services, regulations, etc. that can be distributed in a cost effective manner.

4-3-1-1-1 Identify what businesses are needed in the town and region, particularly those that will provide backbone to the town's economy.

4-3-1-1-2 Attract and retain businesses that are using or developing new technologies.

4-3-1-1-3 Take advantage of the "Three Ring Binder" high-speed communication cable access.

4-3-1-1-4 Explore development of a commerce park to house businesses of varied types and be located outside of the downtown district, on one of the corridors.

4-3-1-1-5 Encourage construction or remodeling of mixed-use buildings to house professional, retail, or start-up businesses.

4-3-1-1-6 Develop a local venture capital entity to privately fund new or expanding businesses.

4-3-1-1-7 Create a Town Finance Committee to identify financing programs available through grants, State and Federal programs and the banking or private sector to fund both for profit and non-profit financial needs.

4-3-1-1-8 Explore Federal and State programs for funding employee training for specialized workforce.

4-3-1-1-9 Expand apprentice program between businesses and schools to train a future generation of skilled workers.

4-3-1-1-10 Develop a working relationship between existing businesses, the Chamber of Commerce, EDC and Town government to define the current and future needs that must be met to allow business to flourish and employment to grow.

4-3-1-1-11 Develop training programs for the currently unemployed and for those workers lacking skills for advancement to higher paying positions.

4-3-1-1-12 Create a program to show the advantage of doing business in Bridgton and supporting new business formation.

4-6-1-1-5 Create programs for businesses and property owners to address appearance and display opportunities.

4-7-1-1-1 Develop programs to continually train and re-train individuals and businesses in new technologies. (Training could become an economic sector.)

4-7-1-1-2 Develop apprentice programs.

4-8-1-1-2 Develop public and private schools that offer programs to train and re-train workers.

4-8-1-1-3 Seek out another specialty school to locate in Bridgton.

4-8-1-1-4 Meet with schools semi-annually to discuss their needs.

4. Housing: aesthetics, affordability, availability

a. The following are housing strategies from the Comp Plan:

3-1-1-1-1 Continue to develop and support services for health care, emergency care, personal care, and other senior services, such as Meals for Me, to allow seniors to remain in their homes as long as possible.

3-1-1-1-2 Meet at least semi-annually with builders and realtors to discuss housing needs, learn of their plans, and develop coordinated ideas and plans to meet changing needs.

3-1-1-2-1 Continue to require inspection and issuance of occupancy permit for new constructions and conversions.

3-1-1-2-2 Develop a voluntary program of inspection of residential homes and rental units.

3-1-1-2-3 Develop an educational program for updating and maintaining housing to modern and cost-efficient standards.

3-1-1-2-4 Continue to administer and enforce the IRC (International Residential Code) that the Town adopted in 2002, and the NFPA (National Fire Protection Association) Code which was adopted by the State Fire Marshal's Office.

3-1-1-2-5 Study the advisability of adopting the International Property Maintenance Code, or parts of it tailored to Bridgton's needs.

3-1-1-3-1 Amend Town ordinances to make clear that conversion of existing single-family dwellings on central water and sewer to duplexes and multi-family dwellings is permitted, and increase allowable densities for such conversions, and for the construction of new duplexes and multi-family units.

3-1-1-3-2 Provide for a mix of housing types and incomes; focus on retirement housing.

3-1-1-3-3 Encourage housing within walking distance of downtown village. Consider mixed-use properties to accomplish this.

3-1-1-3-4 Develop a wastewater system capable of supporting mixed-use and increased density of housing units.

3-1-1-3-5 Develop a program to educate and facilitate the use of grant and loan programs to develop, rehabilitate and maintain residential housing.

3-2-1-1-1 Develop a program to educate buyers on how to find and purchase a home and what the credit and financial requirements are.

3-2-1-1-2 Develop a program to assist individuals to improve their credit ratings.

3-2-1-1-3 Implement the strategies in the economy chapter to increase employment and income-building opportunities to facilitate home purchases, particularly for young individuals.

3-3-1-1-1 Enforce existing ordinances to insure that rental properties are maintained at required levels.

3-3-1-1-2 Review and change building codes to allow mixed-use structures and increased residential densities for the purpose of increasing the economic viability of in-town housing units.

3-3-1-1-3 Use Community Development Block Grant (CDBG) funds to establish a housing rehabilitation program to develop affordable rental housing from Bridgton's older buildings.

3-3-1-1-4 Encourage the construction of Senior Housing as defined in the Fair Housing Act to meet the needs of an aging population.

3-3-1-1-5 Encourage the development of ADA compliant units in accordance with Accessibility Guidelines.

3-3-1-1-6 Encourage the conversion of unused and underused housing space for small apartments.

3-4-1-1-1 Designate a Town entity or person to be responsible for planning and overseeing the Town's varied and long-range housing needs.

3-4-1-1-2 Meet at least semi-annually with builders and realtors to discuss housing needs, learn of their plans, and develop coordinated ideas and plans to meet changing needs.

3-4-1-1-3 Compile an inventory of current housing stock. Identify historic trends and compile future housing needs in conjunction with future growth.

3-5-1-1-1 Continue to allow single mobile homes and manufactured housing in any area of town not designated as Resource Protection, subject to the performance standards developed from The Future Land Use Plan.

3-5-1-1-2 Prohibit manufactured homes made prior to June 15, 1976, from being brought into the community unless applicants can demonstrate that these units meet minimum health and safety standards set forth in Rule 02-385 of the Maine Department of Professional and Financial Regulation.

3-5-1-1-3 Require that all manufactured housing units located outside of mobile home parks be at least 14 feet in width and with exterior siding that is residential in appearance.

3-5-1-1-4 Adopt a mobile home park ordinance, using as a guide the standards for mobile home park development recommended in the latest version of the handbook entitled "Maine's New Mobile Home Park Law."

3-5-1-1-5 Limit mobile home parks to the area adjacent to the village center within one-half mile of the MDOT Urban Compact boundary.

3-6-1-1-1 Implement the strategies of The Economy chapter and The Future Land Use Plan to expand the economic and commercial base of the Town.

5. Natural Resources

a. The following are natural resources strategies from the Comp Plan:

6-1-1-1-1 Continue to monitor water quality of all surface and ground water bodies to ensure water quality.

6-1-1-1-2 Continue to develop a local and regional plan of education about invasive aquatic species, and boat, float plane, and other water craft inspections.

6-1-1-1-3 Continue to administer and enforce phosphorus control standards as part of the subdivision review process.

6-1-1-1-4 Expand the town's wastewater disposal system

6-1-1-2-1 Develop clear standards for what is appropriate land use in these areas.

6-1-1-3-1 Continue to review, administer, and enforce the existing Shoreland Zoning Ordinance to best meet town goals.

6-1-1-4-1 Continue to require evidence of soil suitability as part of the permit application or site plan review process.

6-1-1-5-1 Work with the Federal Emergency Management Agency to revise floodplain maps so they reflect actual flood hazard areas.

6-1-1-6-1 Work with neighboring towns to develop approaches to regional watershed, lake level management, and aquifer recharge area management.

6-1-1-6-2 Investigate the creation of a regional wastewater management plan..

6-1-1-7-1 Encourage cooperation among organizations and land owners to establish an open space protection program, including woodlands and farm fields.

6-1-1-7-2 Encourage the preservation of land with prime agricultural soils and forest resources by encouraging clustering of residential uses.

6-1-1-8-1 Continue to review, administer, and enforce requirements for sediment and erosion control that are currently in the Subdivision Regulations and encourage similar controls with all other development, including phasing of projects and 3rd party inspection.

6-1-1-9-1 Utilize "Beginning with Habitat" maps and resource agencies to define high-value plant and animal habitat.

6-1-1-9-2 Develop a balanced approach in protecting high value wildlife habitat.

6-1-1-9-3 Consider a cooperative alliance with neighboring towns to protect high value habitat and large contiguous land areas across town boundaries.

6-1-1-10-1 Assess the adequacy of public access to lakes and ponds, recommending additional launching sites or public beaches as appropriate.

6-1-1-11-1 Maintain high water quality in all town water bodies.

6-1-1-11-2 Replace, re-size, and maintain State, Town, and private culverts.

6-1-1-11-3 Work with IF&W to develop the brook trout fisheries.
