**BRIDGTON LAND USE & ZONING AD-HOC COMMITTEE MEETING**

**Town Office Lower Meeting Rooms October 18, 2017**

The Bridgton Land Use & Zoning (LUZ)Ad-Hoc Committee meeting was called to order at 6:00 p.m. In attendance were Ken Gibbs, Audrey Knight, Chuck Renneker (Chair), Bill O’Conner, and Lucia Terry.

Absent were Bill Vincent and Greg Watkins.

Approximately twelve residents of Bridgton were also in attendance for the public work session.

**The minutes of the October 4, 2017, meeting were unanimously approved.**

**The Agenda for the October 18, 2017, meeting was approved.**

**New Business (Public Work Session):**

1. Audrey Knight opened the public work session with a presentation defining the boundaries and the general characteristics of the Downtown Business Districts I and II.

2. Audrey divided the attendees into two breakout groups to discuss these two Districts.

**Group Reports:**

Discussion Topics, Group 1:

1. Design of structures after renovation, tear down, or expansion and the need to preserve the historic characteristics of downtown Bridgton—focused on need for adequate fenestration.

2. Density and building mass of new structures and assuring compatibility with existing structures.

3. Type of building materials used in new construction or extensive renovation—focused on using traditional wood or brick façade and avoidance of garish color schemes.

4. Acknowledgement of the downtown’s eclectic nature and approval of how landscaping in the front of buildings such as the library or the Magic Lantern significantly improve their harmony with the overall characteristics of downtown Bridgton. Suggestion that current structures use window boxes to improve aesthetic appeal.

5. Criticism of how the Town’s current street lights (excluding the lights of faux oil lamp design) bleed excessive light upwards. Strong support for a Dark Skies policy for Bridgton.

6. More off-street parking a necessity.

Discussion Group 2:

1. Concurrence with the discussion points of Group 1.

2. Agreement that landscaping standards are necessary and that parking is a problem—if parking fronts Main St., it should have a landscaped buffer.

3. Concentration on DVB II and preservation of its unique blend of business and residential structures.

4. Concern about future development in the residential neighborhoods of downtown Bridgton—future density and intrusion of commercial uses in the District.

5. Architectural style of structures in downtown Bridgton was again a topic of strong interest. The need for a Town committee to oversee the renovation of existing structures or the construction of new structures in downtown Bridgton was evident.

**The meeting was adjourned at 8:40 p.m. Next meeting for discussion of the public work session scheduled for Wednesday, Oct. 25, 6:00 p.m.**