

**BOARD OF SELECTMEN  
WORKSHOP/MEETING MINUTES**

**Downstairs Meeting Room**

**February 15, 2018  
5:00p.m.**

Board Members Present: Gregory N. Watkins, Chairman; Glenn R. Zaidman, Vice-Chairman; Robert P. Murphy; Robert J. McHatton, Sr.; G. Frederick Packard

Administration Present: Town Manager Robert A. Peabody Jr. and Georgiann M. Fleck, Deputy Town Manager

1. Call to Order

Chairman Watkins called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Workshop to Discuss Wastewater/Streetscape Projects

**Main Street Streetscape Project**

Present was Colin Dinsmore, HEB Engineers, to discuss the proposed Main Street Streetscape.

Mr. Dinsmore reviewed with the Board the 245 responses received to date of the survey for Lower Main Street (see attached).

Discussion ensued between Board Members, Management, Citizens and Mr. Dinsmore.

**Wastewater Project**

Present was Brent Bridges, Woodward & Curran, to discuss the Wastewater project.

Mr. Bridges submitted color coded maps to portray the Bridgton Property Value Study and the Project User Base (copies attached). Mr. Bridges also submitted a summary entitled Commitment & Integrity Drive Results (copy attached).

4. Other Matters

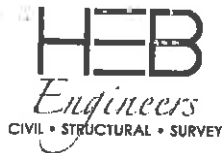
None

5. Adjourn

Chairman Watkins adjourned the meeting at 7:43p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Georgiann M. Fleck, Deputy Town Manager  
Town of Bridgton



# SELECT BOARD MEETING DISCUSSION POINTS

HEB Engineers, Inc. • [www.hebengineers.com](http://www.hebengineers.com)

New Hampshire: Office (603) 356-6936 • Fax (603) 356-7715 • PO Box 440 • 2605 White Mountain Hwy • North Conway, NH 03860

Maine: Office (207) 803-8265 • PO Box 343 • 103 Main Street • Suite 6 • Bridgton, ME 04009

**Date:** 02/15/18

**Project #:** 2016-007A

**Project Description:** Main Street Streetscapes – Bridgton, ME

**Meeting Location:** Bridgton Town Office

**Owner/Client:** Town of Bridgton, ME

**Prepared by:** Colin Dinsmore, PE

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## Discussion Items:

1. **Introductions**
2. **Review Current Design & Goals**
  - A. Traffic Calming
  - B. Close excessive curb cuts
  - C. Widen sidewalks
  - D. Optimize crosswalk locations
  - E. Maintain parking
  - F. Costs
3. **Review Public Input**
  - A. December 6, 2017: Public Meeting Kickoff
  - B. January 24, 2017: Business Owners Meeting
  - C. February 1, 2018: Visual Preference Survey
    - a. Review results – 245 Responses
  - D. Common Themes
    - a. Slow truck speeds / get trucks off Main Street
    - b. Keep Bridgton quaint and keep true to historic roots (not a city)
    - c. Improve sidewalks & crosswalks
    - d. Add parking
    - e. Stronger opinions to keep existing historic lights
    - f. Vacant buildings detract from overall experience
    - g. Strong support for this project & sewer project
4. **Design Components**
  - A. Lighting
  - B. Parking (Existing: 71 Proposed: 71)
  - C. Grass 'esplanade' strips vs. planters (other?)
  - D. Stormwater/drainage improvements (treatment options)
5. **Continuing Coordination**
  - A. Select Board
  - B. Sewer Team
  - C. Intersection Team
  - D. Public Works
  - E. Water District
  - F. DOT – MPI Funding
6. **Schematic Design – Complete March 2018**
7. **Final Design – Complete April 2018**



**Welcome!**



**Thank you for taking the time to fill out this brief visual preference survey for the Main Street Streetscape Improvement Project. This survey is for improvements proposed for the section of Main Street between Pondicherry Square and the Civil War Monument on the hill. It should only take a few minutes to complete, and your answers will help the design team generate a cohesive design vernacular that reflects the character that residents are hoping to achieve.**

**Paper surveys can be returned to:**

**HEB Engineers**

**Attn: Colin Dinsmore**

**103 Main Street, Suite 6**

**Bridgton, ME 04009**



# Lighting

Pedestrian-scale lighting is an important component of any streetscape. The existing light poles on Main Street are distinctive, but keeping them would require costly refurbishment and updating for energy efficiency, dark sky compliance, and material integrity. Another option is to install new lights in the same style as the existing lights. A third option is to install lights in a similar style to the lights recently installed on Depot Street, creating a cohesive downtown lighting scheme. Finally, the design team could look at a completely different light option.

**\* 1. Please indicate your preference.**



Refurbish existing lights.



Replace with similar style.



Replace with Depot St Lights



Replace with new style.

Refurbish existing lights - 28.98% (71)

Replace with similar style - 15.10% (37)

Replace with Depot St Lights - 44.08% (108)

Replace with new style - 11.84% (29)

## Site Furnishings

Furnishings, such as benches, bike racks, litter receptacles, and kiosks, come in a variety of materials and styles. Once a bench is selected, other furnishings will be selected to match. Please indicate your preference below.

\* 2. Do you prefer a wood bench or a metal bench?



Wood Bench



Metal Bench

Wood Bench - 81.43% (193)

Metal Bench - 18.57% (44)

\* 3. Which bench style do you prefer? You may select more than one.



**Traditional**



**Contemporary**



**Rugged**



**Lakeside**



**Backless**

**Traditional - 71.73% (170)**

**Contemporary - 13.92% (33)**

**Rugged - 5.49% (13)**

**Lakeside - 18.57% (44)**

**Backless - 16.03% (38)**



\* 4. In addition to stand-alone benches, there may be opportunities to integrate more unique and social seating options. Which of the options below would you like to see in Bridgton? You may select more than one.



Granite Blocks



Granite Seat Wall



Loungers



Planter Benches



Ribbon Bench

Granite Blocks - 29.11% (69)

Granite Seat Wall - 62.87% (149)

Loungers - 1.69% (4)

Planter Benches - 42.62% (101)

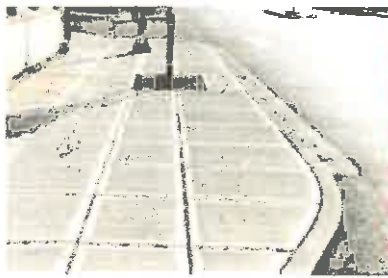
Ribbon Bench - 5.06% (12)



## Sidewalks

Brick sidewalks add charm and distinction to any downtown streetscape, but they can be expensive. One solution is to use bricks for a portion of the sidewalk or for accent pavement.

### \* 5. Which pavement style do you prefer?



All Concrete



Brick at utility/tree zone



All Brick



Brick Border

All Concrete - 8.02% (19)

Brick at utility/tree zone - 39.66% (94)

All Brick - 21.52% (51)

Brick Border - 30.80% (73)

## Street Trees

Street trees create curb appeal and provide cooling shade in addition to habitat and stormwater management. Species and location must be carefully specified to ensure that trees will not outgrow their space or grow up into power lines. Design of the planting area must consider aesthetics, maintenance, and urban conditions.

\* 6. Please indicate your preferred street tree planting. You may select more than one.



Flower Beds



Grass Strip



Curbed Planters



Planters with integrated seating



Tree Grates



Unit Paver Tree Trench

Flower Beds - 39.06% (5)

Grass Strip - 19.31% (4)

Curbed Planters - 23.61%

Planters with integrated

Tree Grates - 27.90% (6)

Unit Paver Tree Trench

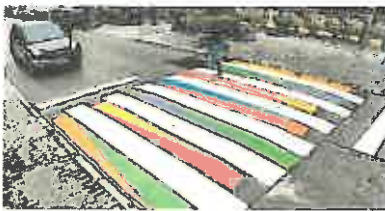
## Crosswalks

Crosswalks must be highly visible to motorists, and high-contrast white stripes tend to be the standard. However, crosswalks are also an opportunity to create a sense of place, and many towns use crosswalks to reinforce the character of their town.

\* 7. Which crosswalk style do you prefer? You may select more than one.



Reflective White Stripes



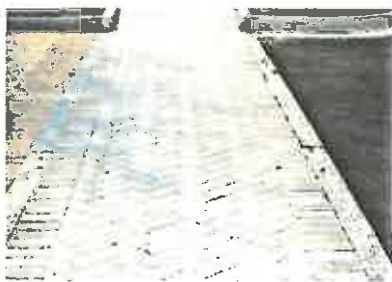
Custom Painted



Red Brick Unit Pavers



Mixed - Brick and Reflective White



Gray Unit Pavers



Custom Thermoplastic Inlay

Reflective White Stripes -  
Custom Painted - 12.93%  
Red Brick Unit Pavers - 47  
Mixed - Brick and Reflective  
Gray Unit Pavers - 37.50%  
Custom Thermoplastic Inlay



## About you

Please tell us a bit about yourself.

### \* 8. Are you a Bridgton resident?

- Full-time resident
- Seasonal resident
- Not a resident

Full-time resident - 65.50% (150)  
Seasonal resident - 21.83% (50)  
Not a resident - 12.66% (29)

### \* 9. How often do you visit Main Street?

- Daily
- Several times per week
- Several times per month
- Several times per year
- Rarely

Daily - 36.24% (83)  
Several times per week - 13.66% (31)  
Several times per month - 12.66% (29)  
Several times per year - 0.87% (2)  
Rarely - 0.87% (2)

### 10. When you visit Main Street, how do you arrive?

- Drive and park
- Walk
- Bicycle
- Other (please specify)

Drive and park - 83.70% (190)  
Walk - 13.66% (31)  
Bicycle - 0.00% (0)  
Other (please specify) - 2.64% (6)

11. If you would like to be on the mailing list to received updates on the Main Street Streetscape Project, please enter your email address below.

12. Is there anything else you'd like us to know?

## **Individual Comment Responses From Bridgton Streetscape**

### **Visual Preference Survey**

1. Bridgton resident for 48 years and want to keep quaintness that is Bridgton
2. As a lifelong member of this community, I feel it is very important to keep in mind that this town is what it is because of its history and that history should not be replaced by overly modern signs, lights etc.
3. If community involvement is allowed, I would love to be apart of the project! I'm from Bridgton, but I'm currently off at college studying Environmental Science and Sustainability, but this project is right down my alley and is something I would love to be involved in after I get back in June!
4. I thought the idea of the street scape was to preserve the historical integrity of Main Street. Some of these choices will not do that!
5. I would like to find out if there is a way to not have big trucks drive through Mainstreet Bridgton. I believe this is the single most important factor of it being not inviting there. In the summer, when you can sit outside, the trucks are too numerous and too loud to make the experience enjoyable (library, Beth's Kitchen etc.). Big trucks should have to take a different route, not through Main Street.
6. Please dont make it all colorful and futuristic looking ... metal benches ow! They'd get hot I bet.
7. Retain historic buildings whenever possible. Parking is non-existent below the BHOP. How about contracting with Food City to use some of their seldom-used space and integrate with Pondicherry Square.
8. We should remember those that have difficulty walking.
9. Them new depot street lights look terrible, if your going to replace our lamps with new ones at least find ones that look the same
10. crosswalks are a must need, the current ones are never maintained
11. For a long time, Bridgton street details were quite random. Recent efforts to retrofit buildings and unify street scapes have added unity and sense of place. Keep up the good work. Hopefully, Pondicherry Square will benefit from the next initiatives.

12. More people would walk or ride a bike if the roads getting to Main St had sidewalks and less dangers. S High st and Willett and Church st need to be updated if you want more pedestrian traffic Thanks
13. The lights on Depot Street are too high. I love brick sidewalks, but this area doesn't really have many brick buildings that would make brick the most logical choice. Plus, when the hydrants get flushed, the town doesn't protect the brick and much of it gets torn up in the process.
14. Please do something to make the end of town near 117 look better and to get occupants. The sewer needs to be completed
15. Cost comparison associated with the different types of elements in the survey would have been helpful
16. I don't approve of depot streets lighting. It's not what Bridgton needs. We're not a city.
17. Leave off with the brick sidewalks. The brick edge ones we have are fine. Don't touch the lampposts.
18. Hurry!! I also think people should actually LIVE downtown.
19. We've lived in the next town over for ten years & Bridgton has only gotten more beautiful! Keep up the great work!
20. Question 4 results may not accurately reflect the survey takers opinions. There was no option choice for "None of the Above" which is what I truly would have selected.
21. Those old lampposts we have are fine, kids like them
22. The green lampposts are a part of Bridgton's existing style, it would be wrong to change them. Also thermoplastic inlaid sidewalks are about as far from our small town, brick and granite curb aesthetic as you can get. Please don't do anything like that. We're not like windham, nor should we be. Thank you for restoring the trees to main Street, it brings us closer to the ideal small town New England that the tourists, and we as well, love. It's what makes us special. And for bench ideas, the green iron with brown wood slat design in shorey park have always done us fine. Thanks!
23. Keep Main Street like the Love Always Beidgton is supposed to be!??
24. Please continue to make our downtown beautiful and concentrate on parking and sidewalks. We live in such a pretty town but it is not so easy to walk or bike around-would LOVE bike paths.
25. My family has a cottage on the lake near Macs landing since 1990

26. This survey was difficult because you gave us no indication of the cost. I might like a style, but it might not be worth the additional money. Just like when I purchase things in my home, I need to weigh the pros and cons of cost versus eye appeal.
27. I may not be an old timer, (in my 30s) and I've lived on main st for many years. Please don't try to make it look like a city. Take Bridgton a classic look and just spruce it up slightly. Also keep in mind that not everyone has internet access to do this survey, please don't leave the elders out, and please keep those who love and live in Bridgton in mind over those who visits one week in a year. We are the ones that keeps this small amazing town running full force all year.
28. Is anyone considering the business space from the intersection of 117 and 302 by norway savings bank to the key bank area? Frankly, the empty businesses and old decrepit buildings make downtown bridgton uninviting at first.
29. Appreciate you seeking feedback. Bridgton is a special place
30. I believe that while an update is due, you need to take into consideration what Bridgton is. A small, close knit community with many people living there whose families go back generations. I don't want to use the word "old" but I think if you update too "new" that we will lose our charm that people come to Bridgton for! Our town is beautiful. Please update it without pushing for super contemporary!
31. I think it would create a good source of third party funding to auction off the old lights and use those additional funds toward something community centered and/or some upgraded/additional amenities.
32. Re the street light choices, the type of light cast on Main makes a difference as much as the lamp design. The new LED lights going into some cities is cold and unfriendly, beyond bad curb appeal. I hope Bridgton considers the quality and character of Main Street at night as much as during the day. Warm, inviting lights will give a 24\7 ROI on the important investment and thought going into this project. Thank you!
33. Town is beautiful. People move and visit here for what it is. Keep it that way. Quaint and Beautiful.
34. I grew up in Bridgton, it's my home town. Still have family & friends there.
35. Answers were made with cost in mind (from install and material cost to residual upkeep over the years). With budget restraints for a harsh weather environment should be considered.
36. I think it would be wise for the streetscape committee to consider mobility accessibility and universal design elements for people who have physical disabilities, families w/kids in strollers, etc. it'd be great to lower the speed limit



and/order-route trucks so they're not barreling down the street (too fast and too loud). Please add plenty of bike racks and, more clearly link the public beach to the downtown area by sprucing up the public gardens (add more lighting, more seating, etc).

37. Require Renys to redo its exterior and restore it to an appealing traditional style consistent with other buildings. Renys is the only real black spot in the town. I love the store but hate the way they ruined its look
38. Its important to preserve the small town welcoming feel
39. I'd be interested in assisting in any way. Please contact me
40. Bridgton is our favorite small town! Beautiful and quaint.
41. We are so grateful to see such wonderful plans being considered!
42. Bridgton is awesome keep it as natural and don't make it urban!
43. Requiring an answer to a question in your survey forces me to choose one of your ideas and does not allow a thought such as " no street trees."
44. Keep up the great work. Obviously looking nice is great but must be cost effective and sustainable.
45. Public sewer and water needs updating first or at same time as streetscape as long as it doesn't prolong sewer and water updating.
46. Deeply connected to Rufus Porter Museum....would like to see plants/greenery/flowers enhance that central spot in town
47. I am a retail businessman in Bridgton
48. Please keep main street as a rural town street, which is simple and not harsh. With aesthetics that are fitting for a small Maine town.
49. I work as a Realtor fullyine in Bridgton
50. I was a member of the Revitalization Committee back in the 80s. One thing I would like to remind designers today is that the ornamental street lights were chosen based on a picture of the Main Street in the 1930s, where lights of this design show up in front of the old State Theater. They were chosen because we could prove the historical "authenticity" of this type of light being used in Bridgton. We also discussed brick sidewalks at that time; I do think brick sidewalks are wonderful in an urban setting (Portland, Portsmouth - I notice some of your photos are from there) but, again going on the history of the town, we opted with the terra cotta

pavers edging concrete walks because they were closer to the historical development and unique reality of Main Street. My efforts at that time were directed to help ensure that the Main Street be thoughtfully updated while building on the history already in place and to keep Bridgton "unique." It's a special place. Tom Johnson Chair, Maine Historic Preservation Commission Executive Director, Victoria Mansion, Portland, ME Advisory Trustee, Rufus Porter Museum Former Director, Bridgton Historical Society

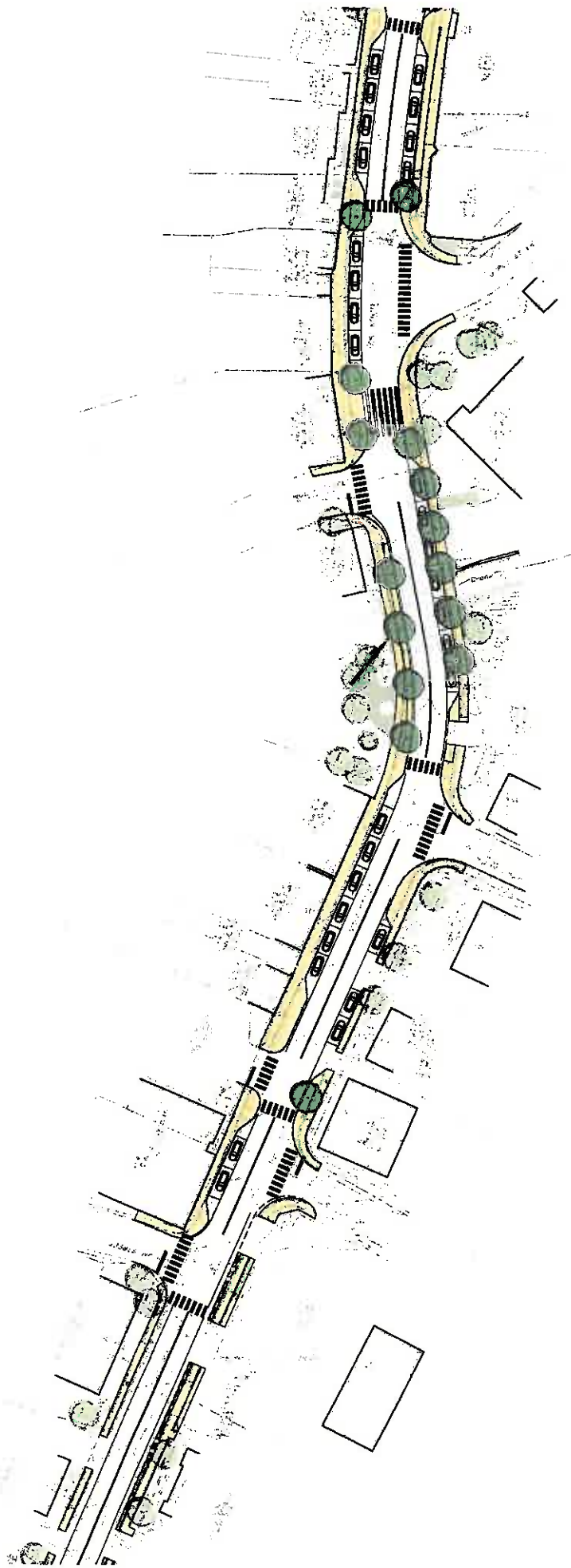
51. New style street lights are actually similar to the original lights. We have some installed on our property. Come see them! 2. The options presented for design elements are generic, limiting our choices for this survey. We hope you are exploring creative options that integrate harmoniously with the whole and are a long-range investment in the town's look, not based dominantly on price.
52. Delapidated buildings and utility poles in town are an eyesore. They are much more noticeable than trees and benches. I do like the off Main Street parking. It makes shopping so much easier.
53. Please do not alter the intersection around the civil war monument.

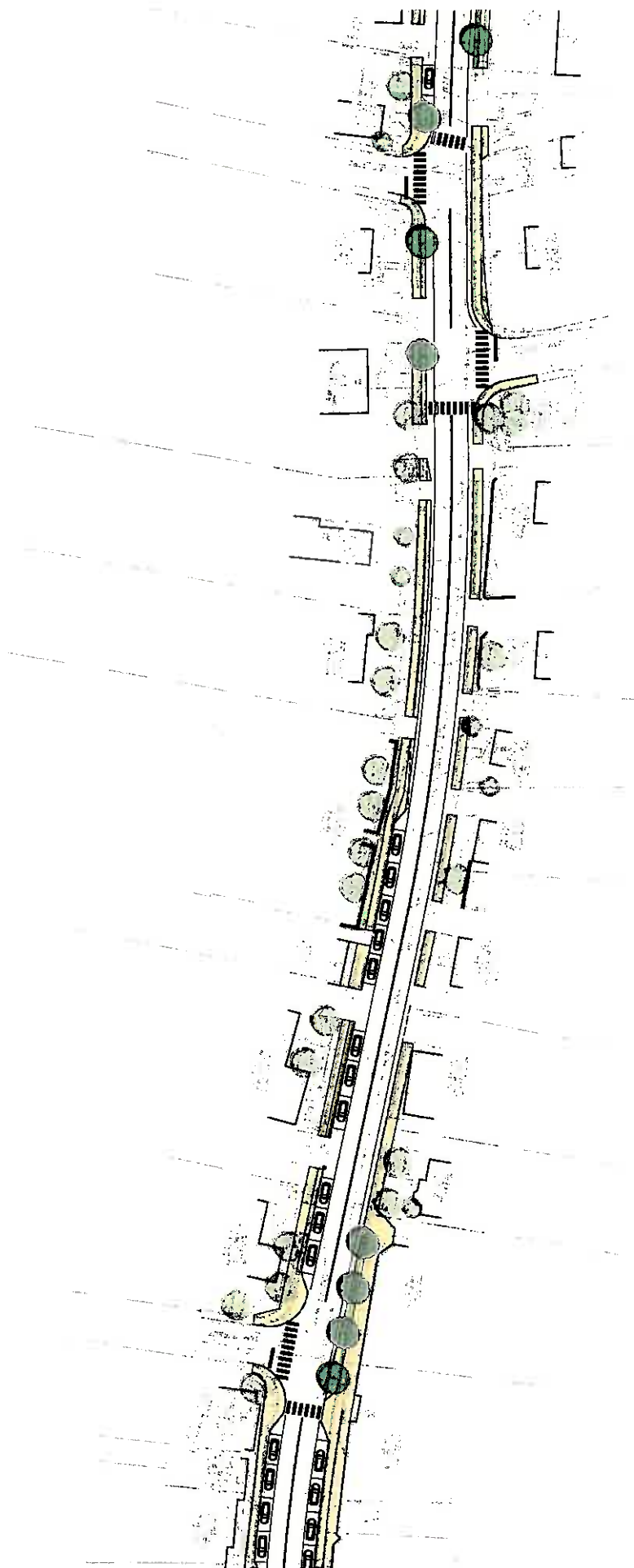


**Bridgton Main Street Streetscape Project**

DRAFT Streetscape Layout

Jan 24, 2018







0' 20' 40' 80'



# Bridgton Property Value Study

Land & building combined tax value in relation to parcel size.  
Bridgton, ME



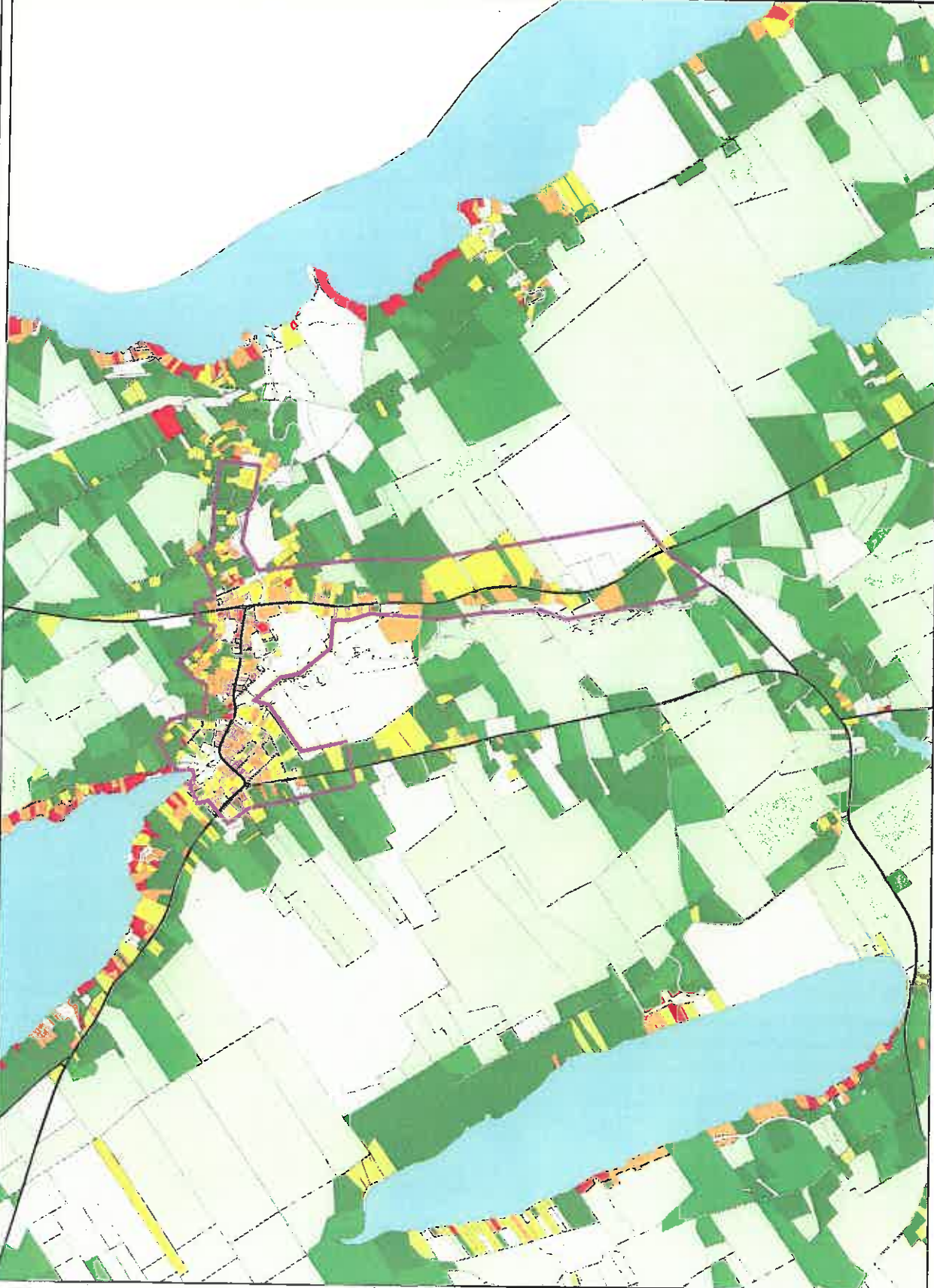
## Legend

- Light Green: < \$100 per acre
- Green: \$100-\$500 per acre
- Yellow-Green: \$500-\$2,500 per acre
- Yellow: \$2,500-\$5,000 per acre
- Orange: \$5,000-\$10,000 per acre
- Red: > \$10,000 per acre
- White: No Tax Data
- Blue: Waterbody
- Black line: Road
- Purple outline: Project Area

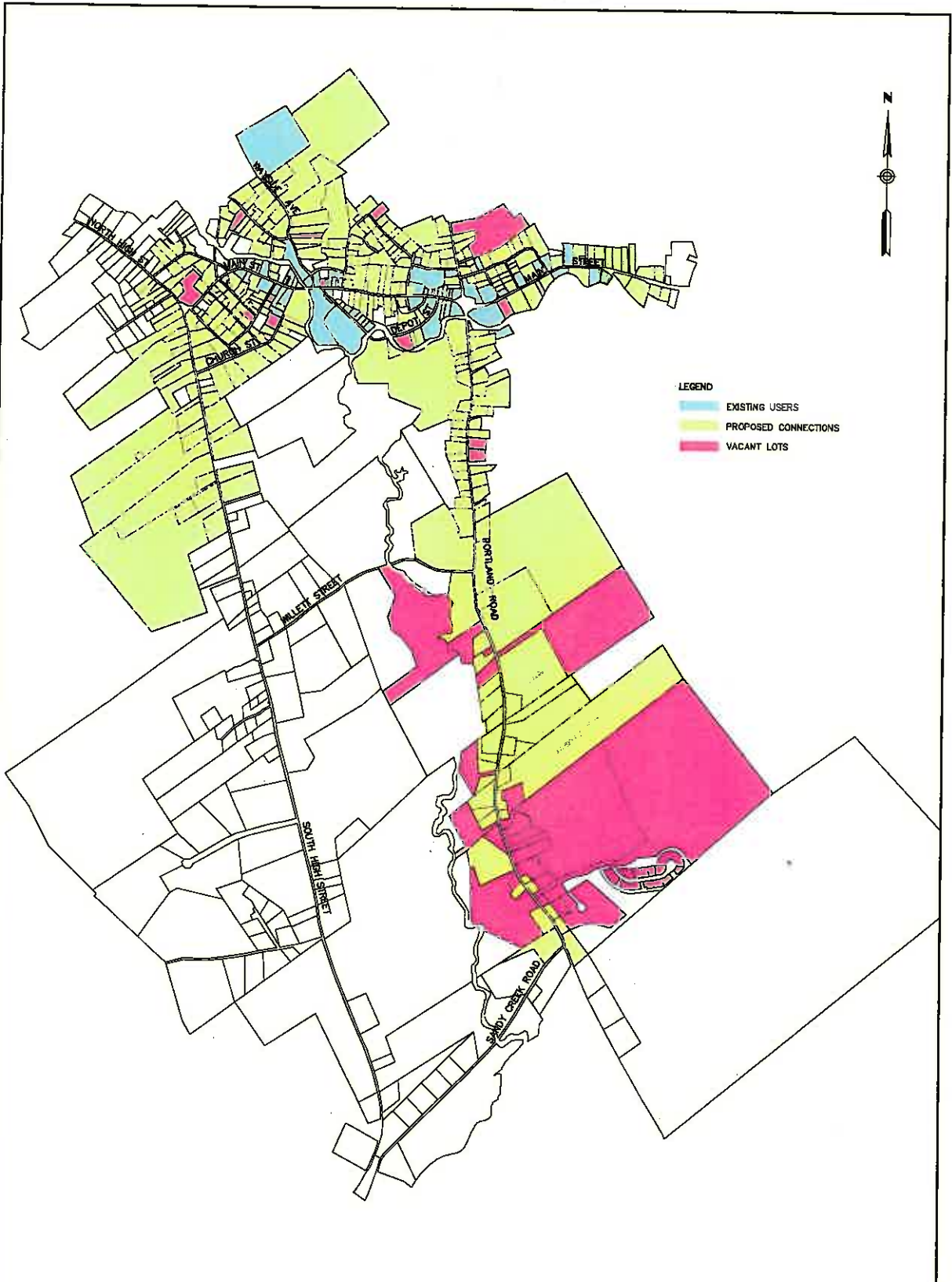


Project #: 0228088.00  
Map Created: February 2018

This is a GIS Product. This map is for reference only and should not be used for any legal decisions. Any reference upon the map shall be to the current state file. Data Source:







- LEGEND**
- EXISTING USERS
  - PROPOSED CONNECTIONS
  - VACANT LOTS



**BAR SCALE**  
 1" = 1600'  
 CHECK GRAPHIC SCALE BEFORE USING

JOB NO: 223086 DATE: JAN 2016 SCALE: 1"=1600' <b>FIGURE 1-3</b>	<b>TOWN OF BRIDGTON, MAINE</b>	<b>PROJECT USER BASE</b>	 41 Hazelle Drive Portland, Maine 04102 800.428.4282   www.woodardcurran.com <b>COMMITMENT &amp; INTEGRITY DRIVE RESULTS</b>
	<b>PRELIMINARY ENGINEERING REPORT</b>	DESIGNED BY: JP DRAWN BY: NTD CHECKED BY: BMB 223086-FIG 1-3_PER.dwg	

