



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

Town Office Lower Meeting Rooms

October 10, 2018

The Bridgton Land Use & Zoning (LUZ) Ad-Hoc Committee meeting was called to order at 6:05 p.m. by Chuck Renneker, Chair. In attendance were Deb Brusini, Ken Gibbs, Bill O'Connor, Chuck Renneker, Lucia Terry, and Bill Vincent.

### Discussion:

Code was written for the Outer Village District (OV), which contains North and South Bridgton.

The following codes were agreed upon:

1. Purpose. The introduction to the District will reflect the wording in the Comprehensive Plan.
2. Open and Buildable Area: Lot size, 20, 000 sq. feet (minimum for private water and sewer system). Minimum Lot Width, 75 feet. Setbacks, Residential, 20 feet minimum, side 10 feet, back 15 feet; commercial, same setbacks.
3. Height. Maximum height, 35 feet, 2 ½ stories, minimum of 1 ½ stories.
4. Garage and Parking. Commercial, all parking at side or back of building. No parking in front of building.
5. Driveways. Residential, 15 feet width; commercial, 20 feet minimum, 22 feet maximum.
6. Uses. Restaurants, small retail appropriate to the area (maximum commercial area 2500 sq. feet), municipal services.
7. Landscaping in Conjunction with Project Development.
8. Sidewalks. Still under discussion.

### Action Items:

1. Lucia will work with Brenda Day to prepare a complete Draft of the Land Use Ordinance. Ken will assist as needed.
2. Chuck will complete a spread sheet detailing Uses for all Districts.

**The meeting was adjourned at 8:25 p.m. Next meeting Oct. 24, 6:00 p.m. In Chuck's absence, Bill O'Connor, vice chair, will preside.**