



MONTHLY REPORT to the BOARD OF SELECTMEN
January 2020

January was a busy month with activities ranging from delivery of the much-anticipated Economic Development Study to impacts of the recently implemented Land Use Ordinance and creation of new CDGB projects. Following is a brief summary of key activities.

Ryan Wallace, Director of the Maine Center for Business and Economic Research at the Muskie School of Public Service, University of Southern Maine, presented the Bridgton Economic and Market Analysis Report to the Board of Selectmen. If one could summarize the key finding “most significant to Bridgton’s future” from among sixteen cited in the report, it may be that “the nature of economic activity has changed, and the future of work has implications for rural communities.”¹ From workforce development to infrastructure enhancement, the report identifies a number of critical components to Bridgton’s competitiveness vis a vis other communities. With the help of the CDC², the CDD will prioritize findings and recommendations from the report that make sense for the town to act on now, and that take advantage of the current investment in sewer and streetscapes.

The CDD, CEO, and Planning Board identified multiple areas where the Land Use Ordinance impacted development applications. Four proposed modifications were brought forward for consideration and action, including adding an assisted living use to the Downtown Rural Neighborhood, resolving Downtown Village District I treatment of second story uses for single story building, correcting an important oversight related to common and public lot line references, and addressing how Land Use relates to subdivision applications.

The CDD continued to work with the two project engineers responsible for streetscape enhancements along Main Street (MMI and HEB) to secure easements from property owners impacted by the project, and to move forward bid documents for the eastern section.

The CDD formed an internal workgroup made up of the CDD, Deputy Town Manager, Recreation Department Director and recently hired Administrative Assistant to Code and Planning to begin work on a town Master Plan, Growth Management Plan and update the 2014 Comprehensive Plan. This group began weekly meetings with the initial task of defining and documenting key aspects of the town assets, opportunities, gaps and trends and will continue this work with input from officials, residents, businesses and other groups to develop a robust understanding and strategy for Bridgton now and one that will sustain the town going forward.

¹ Bridgton Economic and Market Analysis, 4.

² Community Development Committee

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Highlights of other activities during January include attending an important labor law update and thereafter an economic policy outlook roundtable hosted by the Federal Reserve Bank of Boston; speaking to various town organizations including the Rotary Club and Lions Club as well as each of the Board of Selectmen; attending multiple ribbon cutting ceremonies with the Deputy Town Manager; working with the Lake Region Vocational School staff organizing the spring 2020 career fair; developing goals and frameworks for a leadership committee, a committee to address at-risk populations, and arts and culture subcommittee under the CDC, and an innovation and workforce development committee; working with local citizens on establishing broadband and other forms of connectivity in the town; meeting with the town attorney, the town publicist (Blackfly), and county government representative in Portland on various initiatives and issues; and working with citizens on environmental issues and programs to be rolled out on Earth Day and Arbor Day. Each of these activities have increased the CDD's presence in the town and continue the effort to prepare for and support positive change and sense of community among residents.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Linda L. LaCroix". The signature is written in a cursive, flowing style.

Linda L. LaCroix
Community Development Manager