Bridgton Planning Board Meeting Minutes

Site Walk May 21, 2022

Location Camp Woodlands, 11 Camp Woodlands Road

1. The meeting was called to order at 9:10 am
2. Attendance

Board Present Board Absent

Deb Brusini Catherine DiPetro Ken Gibbs

Dan Harden Rolf Madsen Greg Watkins

Dee Miller

Dipietro and Madsen were appointed as voting members.   
Staff was not present.

The applicant, Michale Tadema-Weilandt and the owner Geoff Bowley were present. Abutters present:

Kevin Duffy Laura Handrahan

Ellen Duffy Jack Handrahan

M. Hollstein Gerry O’meara   
Elizabeth O’Meara

Other public present: Colin Holmes, Arlene Gauthier

1. Minutes

The Board, applicant and members of the public met near the end of Camp Woodlands road. The applicant provided a print-out of the site plan to attendees.

Mr. Tadema-Weilandt explained recent changes to the project which would be reflected prior to the June 7th hearing. These included: elimination of the storage building and preserving the existing buffer which would have been cut; location change and size of the water cistern; elimination of the connecting road to O’Meara lane.

Mr. Tadema-Weilandt explained, that based upon abutter and Board input, the shoreline length was evaluated by Longview Partners who determined it to be 340 feet versus the previous 318 feet and the deed recorded 294 feet. There were questions about the method of determination and it was suggested Longview partners attend the next meeting.

The was a comment from Colin Holmes that the shoreline length was critical as in addition to the 2 acre requirement for a common area, the lot must be a certain depth. D. Brusini, as Chair, stated the Board interprets the Shoreland ordinance and this can be discussed at the June 7 hearing.

There was discussion about he location of the boat slips and moving them further south on the common area to deeper water, and the swimming area to the north. Thirteen boat slips are planned. The swimming area would not have a beach, which is not allowed as concerns using fill to create one.

The group then walked up Camp Woodlands road and over to two abutters lots, then back to Camp Woodlands road and walked the entire road plus part of the area designated or the loop road off of Woodlands road. A focal point was the stormwater plan and how water would run-off. Mr. Tadema-Weilandt explained the stormwater design is intended to direct runs-off in a direction away from abutters, and that leaving the wooded buffer which originally was going to be removed for the storage area would also decrease the water flow further, such that, no applicable difference in water run-off would be experienced by abutters. Additionally, property deeds for each subdivision lot will state that stormwater buffers may not be cleared.

There were several questions about the subdivision HOA, the owner, Jeff Bowley explained the following in response to questions:

1. There will be no street lights
2. The owner will maintain control of the Association until most of the lots are sold
3. The owner will stipulate a list of preferred builders.
4. Use of pesticides or herbicides will not be permitted.
5. Short-term rentals will be limited to a minimum of 7 days.
6. The road will be privately owned and maintained.
7. Access to O’Meara lane will be restricted such that subdivision members can not cut through to it.

Rolf Madsen suggested the loop road which peels off of Camp Woodlands road be banked instead of crowned in it’s steepest section; this will be further discussed at the 6/7/22 meeting; Tadema-Weilandt felt banking would significant alter stormwater run-off, and that the Fire Chief approved the design of the road.

Motion to adjourn made by Rolf Madsen and seconded by Dan Harden. Passed 5-0. The meeting was adjourned at approximately 11 am.

Submitted by D. Brusini, 5/31/2022

See also C. Dipetro note from 5/31/22 (attached)

Notes on Camp Woodland Site Visit May 21, 2022

In addition to Board members Deb Brusini, Dan Harden, Dee Miller and Catherine DiPietro, a number of abutters were present for the tour and discussion with the Owner Geoff Bowley and the Engineer Michael Tadema-Wielandt at 9 am on May 21. We started at the shorefront lot where the clubhouse was staked out approximately 115 feet from the lake. The clubhouse will have a full foundation. The hammerhead turnout was also staked out.

An abutter asked about an underground storage tank (UST) that was reported to be on the site. No UST was divulged during the sale, but if one is found during construction, it will be removed and the site cleaned in accordance with State law.

The shore land had been surveyed by Longview and the length updated at the high water mark. The updated length was reported as 340 feet, rather than the 318 feet cited in the application. Colin Holme of LEA stated that a minimum of 348 feet was needed for a common area serving multiple lots. (I have not been able to confirm this in any of the DEP documents that I have found. I did review the Davis Road subdivision to look at shore frontage and common area for that 6 lot subdivision. The point-to-point frontage was 443 feet, the high water mark frontage was 519 feet and the common area was 2.9 acres, providing the equivalent of 86 feet of shore front and 0.48 acres of common area per lot for that project. )

Abutters asked about dock placement, boat slips and moorings. Bridgton does not regulate or approve moorings as the Town would need to have a harbormaster in order to do so. No beach creation is planned nor could a beach be legally created.

We went next to Stormwater Buffer 8. The common storage building which had been planned for that lot has been scrapped – each lot owner will provide for any storage of their own boats or other amenities. Thus the buffer area will be larger than is shown on the plans. The planned access road to O’Meara Road has also been removed from the latest iteration of the project so the buffer area for Lot 3 will be enlarged.

No street lights are planned for the subdivision.

A number of questions regarding the HOA Covenants were raised as the tour moved from the stormwater buffers to the area where the access loop road would be placed. The subjects of pesticide/herbicide application, short term rentals, a permanent easement for O’Meara Road, common area and Camp Woodlands maintenance and when Camp Woodlands LLC would turn over ownership to the HOA were all raised and should be addressed in the Covenants section of the application.

The loop road was staked out. The southwestern portion of the loop road has a significant slope and a concern was raised that the curve to the east should be properly banked so that large vehicles such as fire trucks can safely negotiate both the curve and the slopes without hazard.

The site tour was adjourned at about 11 am.