

## **CDAC MEETING MINUTES 08/10/22**

**Members Present:** Al Bottone, Angie Cook, Beth Cossey, Amy Stone, Kevin Raday

**Others Present:** Gary Colello, Susan Guthro, Tori Hill, Athen Hollis, Bob McHatton

### **SELECT BOARD REPORT (Robert McHatton)**

- Memorial School: The Board directed the Town Manager to arrange a meeting with the School District to make arrangements for the transfer of the Bridgton Memorial School site back to the Town of Bridgton. The sentiment was for this to happen sooner rather than later, while both parties are motivated to do so. (There is a long history here.)

- Density Requirements: A new State law, attempting to address a housing shortage, requires municipalities to change their Land Use Ordinances and Zoning Ordinances to allow for much greater density of residential development. It applies to small towns and big cities equally with no distinction between them; one size fits all. This would have an especially major impact on the character of small towns such as Bridgton. A group of towns (17) is joining to collectively request that the law be amended to respect the differences between varying sized towns, to uphold home-rule principles, and to maintain zoning as a local matter.

### **RECREATIONAL FACILITY (Gary Colello)**

- The Need: There is no indoor facility dedicated to recreation on a full-time basis in Bridgton (Town Hall is shared with elections, meetings, other organizations, etc. and is not adequate for many indoor recreation activities.). The absence of a space designed for, and dedicated to, recreation activities limits the programs that the Rec Dept can provide. The needs will grow as the population expands.

- Impact: The Rec Dept serves a large portion of the school age population in Bridgton (the Summer Camp serves about 50% of the school population, for example). It provides wholesome activities for a population that otherwise might be idle. It also provides activities for adults and seniors.

- Other Uses: A typical rec facility serves other functions, especially in a small town. It can be an emergency shelter in times of disaster, it can be an early education center, it can house after school day care programs, it can provide indoor activities for summer camp, and it can attract activities that otherwise would not come to Bridgton.

- Economic Impact: It can attract outside groups and tournaments that bring visitors to town for events that support the local economy.

- Multi-use Spaces: Facility should be designed to accommodate many different types of indoor recreational activities, the more versatile, the better. A field house type building with 2 BB courts, tennis courts, pickle ball courts and a walking tract around the perimeter is envisioned. It also should have kitchen facilities to broaden its services.

- Location: Ideally would be near other rec facilities so as to minimize transportation between them, contain plenty of open space, and provide for ample & safe parking.

- Timing & Budget: Within 3 to 5 years. \$1-2 mill earlier estimate; could be significantly higher in current inflationary environment.

#### MISC. (Tori Hill)

- Open Space Plan: Five consulting firms have expressed interest in providing proposals to develop an Open Space Plan for Bridgton. This is funded under a Resiliency Grant from the State. Bids are due on August 16.

- Assistant Community Development Director: To date, two applications have been received to fill this vacant position.

- Comp Plan: Community Heart & Soul and the Comp Plan Task Force are about to begin meetings.