

# Community Development Advisory Committee



Minutes for meeting March 13, 2024

In attendance: Kevin Raday, Mary Tworog, Maggie Lynn, Amy Stone, Al Bottone, Evan Miller

Others present: Angie Cook (Greater Bridgton Lakes Region Chamber of Commerce), Mick Early (The Lakes Real Estate), Carrye Castleman-Ross (Town of Bridgton SelectBoard), Haley Richardson, Bob McHatton, Bob Peabody, Gary Colello

1. Meeting opened at 9:01 am.
2. Approval of minutes- Al moved to approve, Mary seconded, all in favor.
3. Select Board report report (Bob McHatton)- The SelectBoard nominated and approved a new Vice Chair, Ken Murphy. Superintendent Al Smith gave a presentation on MSAD 61 proposed budget. The SelectBoard approved the request of Bridgton Rec Dept. to apply for the Maine Land Water Conservation Fund grant.
4. Town Manager's report (Bob Peabody)- The MSAD 61 proposed budget is an increase from the previous year but not as large an increase. The Memorial School property transfer will hopefully happen late spring-early summer. The SelectBoard has approved the hire of an updated environmental assessment of the project to be completed before final negotiations for the property transfer. The SelectBoard approved the recommendations of the CDAC for CDBG funding of proposed projects and these will be forwarded to the county. The Town is negotiating their contract with United Ambulance Service.
5. CDO's Report (Haley Richardson)- They received over 650 survey responses for the Comprehensive Plan and are analyzing the data now They are assisting the Rec. Dept. with the Maine LWCF grant proposal. They are forwarding the approved CDBG requests to Cumberland County.
6. Election of Vice Chair- Mary nominated Maggie Lynn, Evan seconded, all in favor.
7. Housing- real estate market, workforce housing, STR's, minimum size lot size, ADU's, etc. (Mick Early)-
  - a. Would encourage housing density over housing sprawl. Harrison Heights is about to open. Housing prices are not going down, are stable to increasing. Most of the properties that sold in the last year that were \$350,000 and under were bought by investors. It is more common than ever to have houses selling in the \$1 million range. Question he gets often from potential buyers is how is the wifi coverage and Internet. About 60% of his clients are second home buyers from away, attracted to the area and with the resources to purchase here.
  - b. He has professional concerns about affordable housing for workforce, even professionals like teachers, police officers, and health care workers. If they can't afford

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to live here they won't be able to work here. Also concerns about how people interact with and are part of the community.

- c. There are about 450 registered STR according to GPCOG. The committee discussed walkability, tools municipalities have with ordinances and deed restrictions. Without a local hotel there is a larger need for Air B & B's for tourists. The need for local AirBnB's would be reduced if there was a viable hotel in Bridgton.
8. Other Business-
- a. Carrye reported that they are making progress on possibly having a mural on the Depot Street side of Reny's.
  - b. Angie reported on BrewFest. Other activities are being planned for the day and the space will be organized differently. The Chamber is also planning other activities to attract people and keep them in town to spend money in local businesses. They are hosting a Lunch with the Easter Bunny at the Queen's Head Pub.
  - c. Maggie reported that Casco has just hired a new Communication Coordinator, Allison Griffin for both community and municipal events. There has been a lot of positive feedback on FaceBook presence.
9. Adjourned at 10:05 am