

Town of Bridgton
Comprehensive Plan Task Force
Meeting Minutes
4/17/2024, 5 pm

Members present: Ken Gibbs, Suzanne Schrader, Mary Tworog, Beth McAvoy, Al Bottone, Matt Markot, Lega Medcalf

1. Call to order
2. Presentation on Survey Results from BerryDunn
 - a. 653 responses
3. Meeting in a box demonstration
 - a. Information will be linked on project website and due at the end of June
 - b. Attendees broke out into small groups
4. Adjourn



GROUP DISCUSSION WORKSHEET

Define or list town's

Question 1: Bridgton is considered a small service center by the state and provides healthcare, services, and recreational access to residents and nearby communities. How do you think the Town should balance its role as a service center with maintaining its small-town feel and preserving the Town's rural character?

- Concentrate on a few services
- "Campus lot" - industrial park
- services provided such as "recovery" being downtown are concerning (Trader Joes in Naples)
- Overnight accommodations
- Limit growth of big box stores - 302 corridor
- Preventative measures rather than reactive (a proactive)
- Bridgton turning into Windham - huge concern
-

Key themes/top priorities from group discussion:

We like the question ✓



GROUP DISCUSSION WORKSHEET

Question 2: How do you think that the Town should balance its year-round and seasonal economies? What type of growth (development, infrastructure, amenities) should the Town encourage (and where) to support the needs of residents (housing, jobs, services, recreation) and the Town's position as a regional service center?

- Centralize services such as hospital area concentrating "like services"
- infrastructure to support the influx of people in-season
- Make current services more efficient - not add more
- Affordable housing for tourism economy employees
- for example - our current bus service could be improved
- We are a destination for people who need help

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET

Question 3: What actions or initiatives should the Town prioritize related to the protection of natural resources and protection and maintenance of open space?

- vernal pools. State makes a lot of exceptions
 - stop filling in wetlands
- proactive measures rather than reactive
 - stronger enforcement - Code - role has to be better defined
- stick to the code
- more engagement in development projects
- think about the next generation
- stricter / more stringent use
- there's a fear of losing what we have now
- stronger consequences for folks who don't follow code office

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET ✓

Question 4: What should the Town's role be in building community and supporting public health and well-being? How does the built environment of the Town support community connection and how could this be improved (e.g., parks and public spaces, walkability)?

- We have a lot of parks
- Rec complex
- Housing
- Town owned land - use it for temporary housing for workforce - for businesses that exist already
- Want more families to move to Bridgton
- Senior affordable tax credit? program
- Comprehensive plan should be used to create ordinances not just on a small.

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET

Question 1: Bridgton is considered a small service center by the state and provides healthcare, services, and recreational access to residents and nearby communities. How do you think the Town should balance its role as a service center with maintaining its small-town feel and preserving the Town's rural character?

- define service center
- question implying growth, services
- how do we control change / growth?
- big noise / In. windham is the fear of many, how do we that balance w/ service center needs
- to maintain both we need policies that promote easy movement / transport (by), keep things downtown? buffers, standards, uses
- design and density

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET

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- do we have a 4 season community?
- seasonal housing ~~is~~ is being used more (leading to vacation rentals)
 - impact on roads/water quality
- wastewater extension?
- improved K-12 school
- broadband everywhere
- transportation around town and between towns
- rural district makes up 70% of town, is that the right balance
- housing
- attracting mid level year round jobs
- add tax rates to question

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET

Question 3: What actions or initiatives should the Town prioritize related to the protection of natural resources and protection and maintenance of open space?

- money to implement the open space plan
- easements/purchases to improve connectivity of open space
- East Windham conservation bond
- keeping lakes healthy now to protect them in the future
 - assessing forested watershed
- strengthen shoreland zoning
- need more data on change in watershed (proppans + stormwater based on that info)
- more access to water that is not rising

Key themes/top priorities from group discussion:



GROUP DISCUSSION WORKSHEET

Question 4: What should the Town's role be in building community and supporting public health and well-being? How does the built environment of the Town support community connection and how could this be improved (e.g., parks and public spaces, walkability)?

◦ sidewalks
◦ density
◦ bike paths
town needs to plan for growth

A hand-drawn map of a town layout, showing a central square area with several streets radiating outwards. The drawing is done in pencil or light ink.

Key themes/top priorities from group discussion: