BRIDGTON BOARD OF SELECTMEN'S
MEETING AGENDA AND PUBLIC HEARING(S)

DATE: Tuesday, April 14, 2015
TIME: 4:00 P.M.
PLACE: Selectmen's Meeting Room
Town Office, 3 Chase Street, Suite 1, Bridgton

1. Call to Order

2. Pledge of Allegiance

3. Budget Workshop Session

4. Adjourn Budget Workshop

5. Approval of Minutes
   a. March 24, 2015
   b. April 7, 2015

6. Correspondence and Other Pertinent Information

7. New Business
   a. Permits/Documents Requiring Board Approval
      1. Victualer's License to Gazebo
      2. Victualer's License to Hannaford Supermarket
      3. Victualer's License to Big Apple Bridgton #1000 (93 Main Street)
      4. Victualer's License to Big Apple Bridgton #1107 (16 Portland Road)
      5. Victualer's License to Bridgton Lil' Mart #01001
      6. Victualer's License to Main Street Variety
      7. Victualer's License to Haileigh's Hotdawg's
      8. Victualer's License to McDonald's Bridgton
      9. Victualer's License & Liquor License Renewal to Bridgton House of Pizza
      10. Victualer's License to Ruby Food
      11. Request from Bridgton Alliance Church for Use of Highland Beach on August 21, 2015
      12. Application for Catered Function by Qualified Catering Organization; GBCC Annual Dinner at Bridgton Academy on 05/14/2015)
      13. Accept Payment and Approve Quit Claim Deed to William & Angela Albrecht; (Map 6, Lot 19-10; 236 Willis Park Road)
      14. Accept Payment and Approve Quit Claim Deed to Gerald M. Pouzol (Map 55 Lot 14; 33 Thompson Road)
      15. Accept Payment and Approve Quit Claim Deed to Gerald M. Pouzol (Map 59 Lot 5; 75 Whitetail Ridge)

16. Accept Payment and Approve Quit Claim Deed to Michael J. Boodoo (Map, 13, Lot 37-1A; 0 Noncarrow Way)
17. Accept Payment and Approve Quit Claim Deed to Isabella Marie Boodoo (Map 13, Lot 37-1A-1; 137 Noncarrow Way)
18. Accept Payment and Approve Quit Claim Deed to William Peter & Laurie L. Horne (Map 18, Lot 24; 94 Sanborns Grove Road)
19. Accept Payment and Approve Quit Claim Deed to Anna L. Hewson, Gail A. Jopling and Lynn M. Hewson (Map 13 Lot 7; 791 North High Street)
20. Town of Bridgton, Maine School Administrative District No. 61 Referendum Warrant and Notice of Election for May 26, 2015

b. Bids, Awards and Other Administrative Recommendations
   1. Flags on Main Street
   2. Proposed Rules & Regulations Regarding Use of Town Owned Parks and Properties by Private Groups
   3. Potential Warrant Article for Acceptance of Home Run Road
   4. Orders for Placement of Referendum Questions on the Ballot
   5. Municipal Officer's Certification of Official Text of a Proposed Ordinance:
      a. June 9, 2015 Amendments to the Town of Bridgton Tower Ordinance
      b. June 9, 2015 Amendments to the Town of Bridgton Site Plan Review Ordinance
      c. June 9, 2015 Amendments to the Sign Ordinance
      d. June 9, 2015 Amendments to the Town of Bridgton Shoreland Zoning Ordinance
      e. June 9, 2015 Amendments to the Town of Bridgton, An Ordinance to Regulate the Establishment and Designation of Safe Zones
   6. Orders for Placement of Citizen's Petition about the Town Hall
   7. Orders for Placement of Citizen's Petition about the Sewer
   8. Reaffirmation of the Lakes Region Bus Citizen's Petition and Placement on the Town Meeting Warrant
   9. Orders for Placement of Referendum Question For the Bridgton Public Library Additional Funding
   10. Annual Town Meeting Warrant – Open Ended or Capped Warrant Articles
   11. Sign Bids for Selectman Review

c. Legal Matters
d. Selectmen's Concerns
e. Town Manager's Report
f. Other Matters

8. <u>Treasurer's Warrants</u>

9. Committee Reports

10. MSAD #61
    a. Notice of Public Hearing; May 12, 2015 at 6:30 P.M. at Lake Region High School

11. Hearings @ 6:00 P.M.
    a. Public Hearings/Informational Hearings
        1. Public Hearing to Accept Written and Oral Comments on a Special Amusement Permit Application from Bridgton House of Pizza

12. Action Items Following Public Hearing
    a. Special Amusement Permit to Bridgton House of Pizza

13. Public Comments and Presentations
    (Each speaker may be limited to 3 minutes and your documents must be received by the Wednesday prior to the Board meeting.)

14. Old Business (Board of Selectmen Discussions Only)
    a. Town Hall Update and Information
    b. Reserve Account Policy
    c. Revaluation Process
    d. Route 302 Update and Discussion on the Guardrails at Moose Pond

15. Dates for the Next Board of Selectmen's Meetings/Workshops
    •April 28, 2015
    •May 12, 2015
    •May 26, 2015
    •June 9, 2015
    •June 10, 2015 (Annual Town Meeting)

16. Executive Session
    a. MRSA Title 1, Chapter 13, Subsection 405.6.A.
        Review Land Use & Zoning Ad Hoc Committee Application(s)
        Review Waste Water Committee Application(s)
        Review Pondicherry Park Committee Application(s)

17. Appointment of Committee Members
    a. Land Use & Zoning Ad Hoc Committee
    b. Waste Water Committee
    c. Pondicherry Park Committee

18. Adjourn

Future Issues:
a. Sewer Ordinance Amendments (to be directed to the Attorney)
b. Memorial School Project- 3rd Party Role, Remediation, Redevelopment
c. Essential Programs and Services (EPS) Funding
d. Municipal Revenue Sharing
e. Town Owned Property
f. Bridgton Recreation Advancement Group (BRAG)

Board of Selectmen's Meeting Minutes
April 14, 2015; 4:00 P.M.

Board Members Present: Bernard N. King, Jr., Chairman; Douglas A. Taft, Sr., Vice-Chairman
Kenneth J. Murphy; Paul E. Hoyt; Robert J. McHatton, Sr.

Student Representative Anthony Champoli was absent.

Administration Present: Town Manager Robert Peabody; Deputy Town Clerk Samantha Eichel; Community and Economic Development Director Anne Krieg; Recreation Director Gary Colello, Public Works Director Jim Kidder

1. Call to Order
   Chairman King called the meeting to order at 4:00 P.M.

2. Pledge of Allegiance
   The Board recited the "Pledge of Allegiance."

3. Budget Workshop
   Chairman King opened the budget workshop at 4:00 P.M.

4. Adjourn Budget Workshop at 5 P.M.
   Chairman King closed the budget workshop at 5:00 P.M.

5. Approval of March 24, 2015
   Motion was made by Selectman Hoyt for approval of the minutes from the March 24, 2015 Board meeting; 2nd from Vice-Chairman Taft, 5 approved/0 oppose
   Motion was made by Selectman Murphy for approval of the minutes from the April 7, 2015 Board meeting: 2nd from Selectman Hoyt, 5 approve/0 oppose

6. Correspondence and Other Pertinent Information

7. New Business
   a. Permits/Documents Requiring Board Approval
      1. Victualer's License to Gazebo
      2. Victualer's License to Hannaford Supermarket
      3. Victualer's License to Big Apple Bridgton #1000 (93 Main Street)
      4. Victualer's License to Big Apple Bridgton #1107 (16 Portland Road)
      5. Victualer's License to Bridgton Lil' Mart #01001
      6. Victualer's License to Main Street Variety
      7. Victualer's License to Haileigh's Hotdawg's
      8. Victualer's License to McDonald's Bridgton
      9. Victualer's License & Liquor License Renewal to Bridgton House of Pizza
      10. Victualer's License to Ruby Food

Motion was made by Vice-Chairman Taft for the approval of agenda items 7.a.1 through 7.a.10; 2nd from Selectman Hoyt, 5 approve/0 oppose

11. Request from Bridgton Alliance Church for Use of Highland Beach on August 21, 2015

Motion was made by Selectman Murphy for the approval of the request while being subject to Towns Parks Use Policies, 2nd by Selectman Hoyt, 5 approve/0 oppose

12. Application for Catered Function by Qualified Catering Organization; GBCC Annual Dinner at Bridgton Academy on May 14, 2015
Motion was made by Selectman Hoyt for approval of the application; 2nd from Selectman Murphy, 5 approve/0 oppose

13. Accept Payment and Approve Quit Claim Deed to William & Angela Albrecht; (Map 6, Lot 19-10; 236 Willis Park Road).

14. Accept Payment and Approve Quit Claim Deed to Gerald M. Pouzol (Map 55 Lot 14; 33 Thompson Road)

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18. Accept Payment and Approve Quit Claim Deed to William Peter & Laurie L. Horne (Map 18, Lot24; 94 Sanborns Grove Road)

19. Accept Payment and Approve Quit Claim Deed to Anna L. Hewson, Gail A. Jopling and Lynn M. Hewson (Map 13 Lot 7; 791 North High Street)
Motion was made by Selectman Hoyt for approval of agenda items 7.a.13 through 7.a.19, 2nd from Vice-Chairman 5 approve/0 oppose

20. Town of Bridgton, Maine School Administrative District No. 61 Referendum Warrant and Notice of Election for May 26, 215
Motion was made by Vice-Chairman Taft for approval of District No. 61 Referendum Warrant, 2nd from Selectman Hoyt, 5 approve/0 oppose

b. Bids, Awards and Other Administrative Recommendations

1. Flags on Main Street

Motion was made by Vice Chairman Taft for approval to have flags fly from Memorial Day (May 25, 2015) through Veterans Day (November 11, 2015), 2nd from Selectman Murphy, 5 approve/ 0 oppose

Chairman King took the opportunity to introduce the Interim Chief of Police, Jerry A. Hinton, from the Tide View Group. Interim Chief Hinton briefly introduced himself and gave his back ground; works for company Tide View, Worked in Law Enforcement since 1972. Sixth time in roll as Interim Chief. Has an Open Door Policy.

2. Proposed Rules & Regulations Regarding Use of Town Owned Parks and Properties by Private Groups.

Town Manager Peabody spoke of key points; nonexclusive, the public still has use of area,

Chairman King Pointed out Pondicherry Park, Salmon Point and Town Hall have no open fires, no firearms regulations in place already.

Motion was made by Selectman Murphy for approval of the proposed rules and regulations regarding use of Town owned parks and properties by private groups, 2nd from Selectman Hoyt, 5 approve/ 0 oppose

3. Potential Warrant Article for Acceptance of Home Run Road.
   No Action at this time

4. Orders for Placement of Referendum Questions on the Ballot

Motion was made by Selectman Hoyt for approval of placement of Referendum questions, 2nd from Vice-Chairman Taft, 5 approve/ 0 oppose

5. Municipal Officer's Certification of Official Text of a Proposed Ordinance:
   a. June 9, 2015 Amendments to the Town of Bridgton Tower Ordinance.
   b. June 9, 2015 Amendments to the Town of Bridgton Site Plan Review Ordinance.
   c. June 9, 2015 Amendments to the Sign Ordinance.
   d. June 9, 2015 Amendments to the Town of Bridgton Shoreland Zoning Ordinance
   e. June 9, 2015 Amendments to the Town of Bridgton, an Ordinance to Regulate the Establishment and Designation of Safe Zones.

Motion was made by Selectman Murphy for approval of agenda items 7.b.5.a through 7.b.5.e, 2nd from Selectman Hoyt, 5 approve/ 0 oppose

6. Order for Placement of Citizen's Petition about the Town Hall.

Town Manager Peabody read the petition. Chairman King spoke expressing concern about an issue with the petition. Town Manager requested Deputy Town Clerk to read memo written by Town Clerk Chadbourne. Discussion ensued with petitioner, Mark Lopez, circulator of Petition, Chuck Renneker the Board in reference to the authenticity of some signatures. There was a brief recess requested by Vice-Chairman Taft. The Board resumed discussion.

Motion was made by Vice-Chairman Taft to place on the Referendum for June 9, 2015, 2nd from Selectman Murphy, 5 approve/0 oppose

7. Orders for Placement of Citizen's Petition about the Sewer

Vice-Chairman Taft expressed opinion; if secret ballot more people are apt to attend. Town Manager Peabody explained based on wording of petition could go to secret ballot.

Motion was made by Vice Chairman Taft for agenda 7.b.7 to go to secret ballot. 2nd from Selectman Murphy, 4 approve/ 1 oppose; Selectman McHatton.

Vice Chairman Taft suggested moving to Hearings due to being 6:00 o'clock
Chairman King opened public hearing

11. Hearings @ 6 P.M.
    a. Public Hearing/Informational Hearings
       Public Hearing to Accept Written and Oral Comments on a Special Amusement Permit Application from Bridgton House of Pizza ***Approved***

There were no Public comments
Public Hearing Closed at 6:05 P.M.

8. Reaffirmation of the Lakes Region Bus Citizen's Petition and placement on the Town Meeting Warrant

Discussion opened with town members and Board members. George Bradt gave clarification of figures.

Motion was made by Selectman Hoyt to place on the Referendum for June 9, 2015, 2nd from Selectman McHatton 3 approve/ 2 oppose, Chairman King and Vice-Chairman Taft.

9. Orders for Placement of Referendum Question For the Bridgton Public Library Additional Funding
   Previous consensus of the Board was to add an article to the Warrant for the library for an additional $9000.00 (allocated to the North Bridgton Library which closed December 2014).
   Suggested Action: No Action
10. Annual Town Meeting Warrant – Open Ended or Capped Warrant Articles

Motion was made by Selectman McHatton for Capped Warrant, 2nd from Vice-Chairman Taft, 4 approve/ 1 oppose, Selectman Hoyt

11. Sign Bids for Selectman Review

Economic Development Director Anne Krieg explained that the representative for Welch Signage was running behind schedule, has not arrived at this time.
Selectman requested to wait until representative arrived before continuing. Moved on to next agenda item.

c. Legal Matters

Town Manager Peabody, No legal matters at this time.

d. Selectman's Concerns

Selectman McHatton would like to have open discussion on the Town getting a new Sewer System and how to finance. Chairman King addressed that he, Town Manager Peabody, Brent Bridges and Glenn Zaidman are working on a plan and will be available in the near future. Selectman McHatton expressed concern over the maintaince of town building, example Town Hall, Should the town start a fund for building maintenance? Town Manager Peabody responded with the Reserve Account Policy. As well as a Capital Improvement Plan and Committee.

Selectman Hoyt requested an update on Town Hall, set a side at that time will be revisiting under Old Business. Selectman Hoyt wanted to know if Salmon Point brochures were distributed. Selectman Murphy responded they have been distributed to the Chambers and other high traffic areas. Selectman Hoyt suggested having the brochure placed in Welcome Centers though out Maine, cost for 7 centers would be $135.00.
Chairman King requested to put in Other Matters, would like to discuss Selectman's Concerns at this time.

Vice Chairman Taft, no concerns
Selectman Murphy, no concerns
Chairman King, no concerns

e. Town Managers Report

Manager's Report
04/14/15

On 4/16/15 the Public Works crew starts there summer hours, we will be working four (4) ten (10) hour days, Monday thru Thursday. Monday 4/20/15 is a holiday for the crew, so we will be back to work on Tuesday, 4/21/15.

The Public Works crew has built 18-6' foot picnic tables to replace existing ones at Salmon Point Campground, 2-8' tables at the public beach at Salmon Point and 1 covered picnic table at Perry Park.

Before you tonight are the March financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 75% for the month. Revenues are at 79% and Expenditures at 70%.

a. Other Matters

Town Manager Peabody, none

Selectman McHatton, revisited Salmon Point brochures at Welcome Centers, discussion continued between the Boards, Recreation Director Gary Colello.

Chairman King Intent to place on the agenda for April 24, 2015 (next meeting date will be April 28, 2015)

Vice Chairman Taft, none

Selectman Murphy asked Economic Development Director Anne Kreig to speak about **Bike Maine**. 7 day bike tour and one of the overnight stops will be Town of Bridgton on September 14, 2015. 350 cyclist with be camped by Community Center/Depot Street. Economic Development Director Anne Kreig made key points of the impact to the local merchants.

8. Treasurer's Warrant

Motion was made by Selectman Murphy to accept Warrants 92, 93, 94, 95, 96, 97, and 98, 2nd from Vice Chairman Taft, 5 approve/ 0 oppose.

9. Committee Reports

Vice-Chairman Taft would like to have more face to face communication with all committees and the Board.

Chuck Renneker opened conversation giving an update on CDC Committee. There will be a meeting held April 25, 2015 and he could continue conversation and better inform the Board of items on The CDC Committee agenda after that meeting.

10. MSAD #61

a. Notice of Public Hearing: May 12, 2015 at 6:30 P.M. at Lake Region High School.

11. Hearings @ 6:00 P.M.

a.. Public Hearing/Informational Hearing

Public Hearing was conducted at 6:00 P.M.

7. B.11 Sign Bids for Selectman Review *continued*

Economic Development Director Anne Krieg opened the floor speaking of the project and the differences between to the two companies that placed bids, and then handed the floor over to each representative of the bidding companies. *Twin Lakes Studio*; owner, Nelle Ely presented her product and some key points about her product. Nelle Ely presented a hand painted sign done by herself and explained her process to create the signs and hand painting. What paint she uses and cost. Her projected time of completion is to be no later than September. Bid cost $30,678.35. *Welch Signage,* Representative John Schaberg spoke of Welch Signage products. He explained his product is not hand painted and continued to explain the process. He answered questions from the Board stated dead line for the signs could be 7-9 weeks, 55 business days. Bid cost $6,850.60

Both representatives answered questions from the board. Board discussed where the funding will come from; original project cost projected $25,000.

Town Manager Peabody; both companies would provide people with direction and a consistent look; it is what type of look the Town wants. A hand painted or a manufactured sign.

Vice Chairman Taft asked Nelle Ely of Twin Lakes Studio if the gold paint was eliminated how that would affect the cost of signs. Nelle Ely's responded that the gold was so little used however complemented the looks of the signs she would donate the gold paint. Paul Hoyt asked Town Manager Peabody if this was the beginning of a sign replacement project. Chuck Renneker responded Bid is for replacement of needed signs.
Town Manager Peabody responded there will be more signs in the future but not at this time.
Motion was made by Chairman Murphy to accept Twin Lakes Studio bid, 2nd from Vice-Chairman Taft, 3 approve/ 2 oppose, Selectman Hoyt, Chairman King.

12. Action Items Following Public Hearing
    a. Special Amusement Permit to Bridgton House of Pizza

Motion was made by Selectman McHatton for approval of special amusement permit, 2nd from Vice-Chairman Taft, 5 approve/ 0 oppose

13. Public Comments and Presentations

On behalf of Criterion Development LLC, *Mark Lopez* presented the Board with a proposal for donation of Services: Bath House Construction at Highland Lake, the Board directed to the agenda for next meeting.
Chuck Renneker brought to the Boards attention Salmon Point transit camp spots will require clean up between campers. Mr. Renneker questioned the Board if the cost for Salmon Point Brochures at Welcome Centers were per brochure or per "slot". Selectman Hoyt clarified the cost is per "slot" at the Welcome Center.
Bill Vincent made a statement to the Board if they go forward with creating a reserve account for the renovations of Town buildings please do not be too stingy.

14. Old Business (Board of Selectman Discussions Only)
    a. Town Hall Update and Information

Anne Kreig discussed Casco Bay Engineers have the bid-set almost completed, we are just waiting on the spec for the furnace. Monday April 20, 2015 the interior analysis. Will be ready to go out in coming weeks.
One the final bid documents and specifications are prepared it will be submitted to the County and they will add there HUD requirements
Chairman King read a letter from Robert McHatton Jr. would like to offer services for water damage. The company will do a complete map of any moisture damage throughout the building.
Motion was made by Chairman King to accept donation of services, 2nd from Vice-Chairman Taft,
5 approve/ 0 oppose

Anne Knightly, member of the Public, apologized for not speaking during Public Comments and Presentations but would like to voice her opinion on the Town Hall. Town Hall is a beautiful building, building a new one with the same front look while using the original beams from original Town Hall building is a great compromise. Would have more space from a new building for community activities, she would like to see a kitchen added, nicer bathroom with showers. Expressed the cost will be high either way.

b. Reserve Account Policy

Discussion opened between Town Manager Peabody going over document and key features. Answered questions from Board.
Motion was made by Selectman McHatton to accept with change to 250,000, 2nd from Vice-Chairman Taft,
5 approve/0 oppose

c. Revaluation Process

Town Manager Peabody and Board discussed going out to bid or not. Town Manager Peabody has more documents and would like to speak with current provider, O'Donnell & Assoc. to gather more information.

Suggested speaking with County and O'Donnell & Assoc., wanted to point out any new provider would use software that's proprietary. Discussion ensued with board.
No motion made, Town Manager Peabody will continue to gather information. Will have a *Workshop* on April 28, 2015

d.Route 302 Update and Discussion on the Guardrails at Moose Pond.
Chairman King received a letter from Project Manager at MDOT; guardrails will be installed due to high speeds.

15. Dates for the Next Board of Selectman's Meeting/Workshops

*April 28, 2015	June 9, 2015
*May 12, 2015	June 10, 2015(Annual Town Meeting)
*May 26, 2015	

16 Executive Session
Motion was made by Vice-chairman Taft to go into Executive Session, 2nd from Selectman Hoyt from at 8:05 P.M

Motion was made by Vice-Chairman Taft to exit executive session at 8:35 P.M.; 2nd from Selectman Hoyt. 5 approve/0 oppose

Motion was made by Selectman Murphy to enter into executive session per MRSA Title 1, Chapter 13, and Subsection 405.6.E. for discussion of legal matters; 2nd from Selectman Hoyt.
5 approve/0 oppose

Motion was made by Selectman Hoyt to exit executive session at 8:47 P.M.; 2nd from Selectman Murphy. 5 approve/0 oppose

17. Appointment of Committee Members
a.Land Use & Zoning Ad Hoc Committee
Motion was made by Selectman Hoyt to appoint Kenneth Gibbs to the Land Use Zoning Committee; 2nd from Selectman McHatton. 4 approve/1 oppose (Taft opposed)

Motion as made by Vice-Chairman Taft to appointment Catherine Pinkham to the Land Use Zoning Committee; 2nd from Selectman Hoyt. 5 approve/0 oppose

Motion was made by Vice-Chairman Taft to appoint Chuck Renneker to the Land Use Zoning Committee; 2nd from Chairman King. 5 approve/0 oppose

Motion was made by Selectman Hoyt to appoint William O'Connor to the Land Use Zoning Committee; 2nd from Selectman Murphy. 5 approve/0 oppose

Motion was made by Selectman Murphy to appoint Bill Vincent to the Land Use Zoning Committee; 2nd from Vice-Chairman Taft. 5 approve/0 oppose

Ed Somers and Lega Medcalf were not considered for membership to the Land Use Zoning Committee.

Motion was made by Vice-Chairman Taft to appoint Planning Board Member Brian Thomas to serve as the liaison member to the Land Use Zoning Committee; 2nd from Selectman Hoyt. 5 approve/0 oppose

Motion was made by Selectman McHatton to appoint Lucia Terry as an Alternate Member to the Land Use Zoning Committee; 2nd from Selectman Murphy. 5 approve/0 oppose

b. Waste Water Committee

Motion was made by Selectman Hoyt to appoint Michael Truscott to the Wastewater Committee; 2nd from Vice-Chairman Taft. 5 approve/0 oppose

c. Pondicherry Park Committee

Motion was made by Vice-Chairman Taft to appoint Daniel Edwards as the Designated Town Member to the Pondicherry Park Committee; 2nd from Selectman Hoyt. 5 approve/0 oppose

Adjourn

Chairman King adjourned the meeting at 9:05 P.M.

Respectfully submitted,

Samantha Eichel
Deputy Town Clerk