Board of Selectmen's Meeting Minutes
November 24, 2015; ~~5:00 P.M.~~ 4:00 P.M.

Board Members Present: Bernard N. King, Jr., Chairman; Robert J. McHatton, Sr., Vice-Chairman; Paul E. Hoyt; Kenneth J. Murphy; Gregory N. Watkins; Student Representative Colleen Messina

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community and Economic Development Director Anne Krieg; Public Works Director Jim Kidder

1. Call to Order

Vice-Chairman McHatton called the meeting to order at 4:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

Vice-Chairman McHatton brought agenda item 12, 13 and 14 forward.

12. Executive Session per MRS Title 1, Chapter 13 § 405.6.C.
    Discussion of Land Acquisition
13. Executive Session per MRS Title 1, Chapter 13 § 405.6.A.1.
    Review of Committee Applications
14. Executive Session per MRS Title 1, Chapter 13 § 405.6.E.
    Legal Matters

Motion was made by Selectman Watkins to enter into Executive Session at 4:00 P.M. per MRS Title 1, Chapter 13 § 405.6.C. for discussion of land acquisition, per MRS Title 1, Chapter 13 § 405.6.A.1. for review of committee applications and per MRS Title 1, Chapter 13 § 405.6.E. for discussion of legal matters; 2nd from Selectman Hoyt. 4 approve/0 oppose

Chairman King joined the meeting at 4:30 P.M.

Motion was made by Selectman Watkins to come out of executive session at 5:00 P.M.; 2nd from Selectman Murphy. 5 approve/0 oppose

3. Approval of Minutes
   a. November 10, 2015

Motion was made by Selectman Murphy for approval of the minutes from the November 10, 2015 Board Meeting; 2nd from Selectman Hoyt. 5 approve/0 oppose

4. Correspondence and Other Pertinent Information
   a. Employee Recognition; Linda Nilsen

On behalf of the Board, Chairman King presented a plaque of appreciation to Linda Nilsen to thank her for her dedicated service to the Town of Bridgton from February 23, 2006 until December 3, 2015. Town Manager Peabody stated that he and the staff will miss working with Linda and he appreciates her attention to detail. The Board and Town Manager thanked Ms. Nilsen and wished her well in her retirement.

   b. Festival of Lights

Town Manager Peabody reported that he met with the Police Chief and all the details for the Festival of Lights event have been worked out between the Police Department, Fire Department and Recreation Department. Carmen Lone from the Community Center provided the Board with information regarding the scheduled events.

c. Woods Pond Erosion Control Project

Jeff Stearns was present and provided the Board with an update regarding the Woods Pond Erosion Control Project. He noted that the project has already exceeded the goal to reduce pollution and erosion into Woods Pond. He thanked the Town.

d. Bridgton's 2014 Comprehensive Plan

Chairman King reported that the State of Maine, Department of Agriculture, Conservation & Forestry has approved the Comprehensive Plan. He thanked the former committee members including Selectman Watkins for their dedication and countless hours of volunteerism. Chairman King read the following into the record:

"Dear Mr. King and Mr. Wiser;

The Department of Agriculture, Conversation & Forestry thanks the Town of Bridgton for submitting its compressive plan for review for consistency with the Growth Management Act (the Act). We appreciate the thought and hard work that has gone into this plan.

Upon accepting your plan for review, we solicited comments from neighboring municipalities, relevant state agencies and your regional planning organization. We subsequently received comments from the Greater Portland Council of Governments and the Maine Departments of Inland Fisheries & Wildlife, Environmental Protection, Agriculture, Conservation & Forestry, and Transportation. Those comments are attached to this letter.

We have now concluded our review and are very pleased to inform you that we find Bridgton's 2014 Comprehensive Plan, as submitted, to be **complete and consistent** with the Growth Management Act. Thanks to the hard work of the Comprehensive Plan Committee, your Director of Planning, Economic & Community Development, other Town staff and engaged citizens, this plan will provide important guidance to the Town's decision-makers for years to come.

We recognize the plan's many strengths and our finding of consistency is in no way conditional. Nevertheless, we urge the Committee to consider proposing amendments that reflect suggestions found in the attached state agency comments. This Finding of Consistency extends to amendments made pursuant to those suggestions, so their adoption will not alter the plan's "consistent" status with the Department.

Please accept our congratulations. If you have any questions, or otherwise think I can be of any assistance to the Town, please don't hesitate to contact me.

Sincere Best Wishes,
Phil Carey, Senior Planner
Municipal Planning Assistance Program"

5. New Business

a. Permits/Documents Requiring Board Approval

1. Sewer Commitment #165

Motion was made by Vice-Chairman McHatton to commit the July 1, 2015 to September 30, 2015 Sewer User Rate Commitment #165 comprising two pages totaling $6,290.79 to the Treasurer for collection; 2nd from Selectman Hoyt. 5 approve/0 oppose

b. Bids, Awards and Other Administrative Recommendations

1. Confirmation of Town Manager's Appointment of Charisse Keach as Finance Officer

Pursuant the Town of Bridgton Personnel Policy Article 3 § 1 "The employment of all personnel shall be the responsibility of the Town Manager in accordance with 30A MRS 2636 as follows: The Town Manager shall appoint, subject to confirmation of the Board of Selectmen…..heads of departments…." Town Manager Peabody introduced Charisse and noted that she brings a great deal of municipal experience; he added that she was the unanimous first choice of the interview committee. **Motion** was made by Selectman Hoyt to confirm the Town Manager's Appointment of Charisse Keach as Finance Officer; 2nd from Selectman Murphy. 5 approve/0 oppose

c. Legal Matters

There were no legal matters.

d. Selectmen's Concerns

- Vice-Chairman McHatton recommended that a full-time professional grant writer be considered during the budget process and requested that the Town Manager research this issue and provide a report back to the Board.
- Vice-Chairman McHatton encouraged voter turnout on December 8th for the MSAD #61 Special Referendum Election.
- Vice-Chairman McHatton asked Director Krieg if the CDBG funds are exclusively for businesses. Director Krieg responded that the applications must meet one of two national objectives; either low or moderate income or slum and blight. Vice-Chairman McHatton asked if a house is slum and blight and needs painting but belongs to a private individual if that individual would qualify to make application. Director Krieg responded that this type of activity would fall under a different HUD Program, the application process is through the City of Portland and is for all residents of Cumberland County that meet the income guidelines for emergency repair but can include paint and heating systems.
- Selectman Hoyt encouraged the public to vote on December 8th and also encouraged attendance at the public hearing on December 1st. He voiced concerns about the amount access a Bridgton resident would have to the gym and auditorium in Casco.
- Selectman Watkins also encouraged public attendance at the MSAD #61 Special Referendum Election Public Hearing on December 1st at Lake Region High School at 7:00 P.M.
- Selectman Watkins voiced concerns about the recommendation from the CDC to assist first time home buyers with credit help if they fall within low to moderate income guidelines; he recommended not dedicating the funds for that purpose.
- Selectman Murphy had no concerns.
- Chairman King had no concerns.

e. Town Manager's Report

Town Manager Peabody read the following report into the record:

"Manager's Report; 11/24/15

The Town has been notified by MaineDOT that the proposed two-way center turn lane scheduled for construction this early spring on Route 302 by McDonald Motors has been extended to Brag Way. The change came as a result of the recent Public Hearing on the project where concerns were raised.

Regarding the granite blocks on the Moose Pond Causeway, MaineDOT will be convening a Public Hearing on December 15th at 5:00pm Bridgton Town Office. There will be a forthcoming press release.

Town Offices will be closed Thanksgiving Day and Friday."

Deputy Town Manager Fleck reported that the Transfer Station will be closed on Thursday and will return to their normal working hours on Saturday.

f. Other Matters

1. Broadband Service

Selectman Hoyt wanted to begin Board discussion regarding broadband service prior to the budget process. The Board opted to set a workshop and directed Town Manager Peabody to contact a representative from Connect Maine and ask what their attendance availability is. The Board also directed Town Manager Peabody and Director Krieg to explore other venues. Town Manager Peabody will report back to the Board.

- Vice-Chairman McHatton recommended that anyone interested in the stones along Moose Pond Causeway attend the next meeting with MDOT (Maine Department of Transportation).
- Selectman Murphy wished everyone a Happy Thanksgiving.
- Selectman Murphy encouraged public attendance the Festival of Lights on December 5th.
- Student Representative Messina asked which causeway the Board was speaking of to which Chairman King responded the Moose Pond Causeway on Route 302 in West Bridgton.
- Chairman King stated that he felt disheartened with MDOT as they were not interested in any other alternatives than removing the blocks. He urged pubic attendance at the next meeting scheduled for December 16th at the Municipal Complex.
- Chairman King voiced concerns regarding the demonstration in Pondicherry Square on Sunday afternoon, there were people screaming at cars and stepping out in traffic to urge a "NO" vote on December 8th.
- Chairman King noted that there was a big "VOTE NO ON DECEMBER 8th" sign at the monument on Main Hill. There was also a portable business sign that was removed in a timely fashion.

6. Treasurer's Warrants

Motion was made by Vice-Chairman McHatton for approval of Treasurer's Warrants numbered 55, 56, 57 and 58; 2nd from Selectman Hoyt. 5 approve/0 oppose

7. Committee Reports

David Crowell was present representing the CDC. He reported that the Committee was provided with a list out of Chapter 12 with arrows directing them to review and make recommendations. He reported two recommendations from the Committee that were voted on and approved unanimously: the first is a first time homebuyers program and the other is tour bus parking behind the post office. Lengthy discussion ensued. The Board requested that the Committee submit their recommendations on each item to the Board in a separate document (with the meeting minutes attached).

8. MSAD #61

There was no MSAD #61 matters for discussion.

9. Public Comments and Presentations *(Each speaker **may** be limited to 3 minutes)*

Glen Zaidman asked for the status of the Capital Improvement Committee to which Town Manager Peabody responded that we have received a few committee applications but not enough individuals have submitted an interest.

10. Old Business (Board of Selectmen Discussions Only)

a. Town Hall Update

Public Works Director Jim Kidder reported that the underground propane tank has been installed, the old furnace has been removed (the new furnace is on the way), the metal roof has been removed and the storm windows have been installed. He added that the exit to the east side of the building no longer exists; that area is needed to keep the water away from the building. Town Manager Peabody stated that the lot will be striped to direct the traffic flow.

b. Comprehensive Plan

This item was addressed earlier in the meeting under agenda item 4.d.

c. Formal Acceptance of Fire Department Report

Motion was made by Selectman Hoyt to accept the Fire Department Study Report; 2nd from Selectman Murphy. 5 approve/0 oppose

d. Fire Department Meeting Update

Selectman Watkins reported that he and Vice-Chairman McHatton met with members from the Fire Department on November 11th and they were pleased to have Board representation. The group met for a few hours and discussed many different issues including the budget process.

11. Dates for the Next Board of Selectmen's Meetings/Workshops
    - December 8, 2015
    - December 22, 2015

12. Executive Session per MRS Title 1, Chapter 13 § 405.6.C. / Discussion of Land Acquisition
    This agenda item was addressed earlier in the meeting.
13. Executive Session per MRS Title 1, Chapter 13 § 405.6.A.1. / Review of Committee Applications
    This agenda item was addressed earlier in the meeting.
14. Executive Session per MRS Title 1, Chapter 13 § 405.6.E. / Legal Matters
    This agenda item was addressed earlier in the meeting.

15. Action Items Following Executive Session

a. Appoint Committee Member(s)

Motion was made by Selectman Hoyt to appoint Chuck Hamaty to the Wastewater Committee; 2nd from Selectman Watkins. 5 approve/0 oppose

Motion was made by Selectman Hoyt to appoint Allen Hayes, Jr. to the Wastewater Committee; 2nd from Selectman Watkins. 5 approve/0 oppose

Motion was made by Selectman Hoyt to appoint Peter Oberg as an alternate member to the Wastewater Committee; 2nd from Selectman Watkins. 5 approve/0 oppose

Vice-Chairman McHatton noted that Kit Foster did submit application but he is not a resident of Bridgton; the Board values his input and invited him to attend all meetings.

16. Adjourn

Chairman King adjourned the meeting at 6:28 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk