

## **Board of Selectmen's Meeting Minutes December 13, 2016; 6:00 P.M.**

Board Members Present: Gregory N. Watkins, Chairman; Glenn R. Zaidman, Vice-Chairman; Bernard N. King, Jr.; Robert J. McHatton, Sr.; Robert P. Murphy

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Public Works Director Jim Kidder; Fire Chief Stephen Fay

### **1. Call to Order**

Chairman Watkins called the meeting to order at 6:00 P.M.

### **2. Pledge of Allegiance**

The Board recited the "Pledge of Allegiance."

### **3. Approval of Minutes**

#### **a. November 22, 2016**

**Motion** was made by Selectman McHatton for approval of the minutes from the November 22, 2016 Board Meeting; 2<sup>nd</sup> from Selectman Murphy. 5 approve/0 oppose

#### **b. November 30, 2016**

**Motion** was made by Selectman King for approval of the minutes from the November 30, 2016 Board Meeting; 2<sup>nd</sup> from Selectman McHatton. 5 approve/0 oppose

### **4. Public Comments and Presentations**

Rick Meinking, Efficiency Maine Business Program Manager, reported that a small business initiative is rolling out in the area. Maine Street Graphics is participating in the new program and he encouraged other area businesses and homeowners to contact Efficiency Maine for further information: 1-866-376-2463.

### **5. Correspondence and Other Pertinent Information**

#### **a. Request to Support 2017 Winter Carnival Events**

Town Manager Peabody read the following correspondence from The Chamber of Commerce into the record: "I am writing to ask for the town's support to the Greater Bridgton Lakes Region Chamber of Commerce, to use the beach at Highland Lake to hold our annual Winter Carnival. The Winter Carnival is scheduled to run from 10-7 on Saturday, February 18, 2017. Harvest Hills will hold their fund raiser "Freezin for a Reason" on that day also at the lake. Our attractions at the carnival are not limited but including, an ice sculpture and ice bar, Harvest Hills "Freezin for a Reason" and fireworks. The parking lot is utilized for people gathering to get a ride on the horse drawn wagon and the sled dog owners keep their vehicles there for the dogs' protection." The Board had concerns with the ice bar and alcohol being served at the event. The Board requested a complete and detailed list of events and the security measures. **Motion** was made by Selectman King to table this request until December 27<sup>th</sup> pending the detailed information; 2<sup>nd</sup> from Vice-Chairman Zaidman. 5 approve/0 oppose

#### **b. Resignation of Marita Wiser from the Pondicherry Park Committee**

**Motion** was made by Selectman McHatton to accept, with regret, Marita Wiser's resignation as an alternate to the Pondicherry Park Committee; 2<sup>nd</sup> from Selectman King. 5 approve/0 oppose

#### **c. Dedication of Annual Town Report**

**Motion** was made by Selectman McHatton to dedicate the Annual Town Report to the Bridgton Lions Club to recognize their ninety (90) years of service to the Town of Bridgton; 2<sup>nd</sup> from Selectman Murphy. 5 approve/0 oppose

## 6. New Business

### a. Permits/Documents Requiring Board Approval

#### 1. Sewer Commitments #176 & #177

**Motion** was made by Selectman King to commit the May 1, 2016 to July 31, 2016 Sewer User Rate Commitment #176 comprising of 3 pages totaling \$16,342.03 to the Treasurer for collection and to commit the June 1, 2016 to August 1, 2016 Sewer User Rate Commitment #177 comprising of 1 page totaling \$3,060.58 to the Treasurer for collection; 2<sup>nd</sup> from Vice-Chairman Zaidman. 5 approve/0 oppose

Town Manager Peabody reviewed the new billing format.

#### 2. Accept Payment and Approve Quit Claim Deed to Jan M. Lee-Harmon & Scott E. Harmon (79 Hidden Hollow Lane; Map 3 Lot 50)

**Motion** was made by Selectman King to accept the payment and approve a Municipal Quitclaim Deed to Scott E. Harmon and Jan M. Lee-Harmon for property described as Map 3 Lot 50 on the Town of Bridgton Tax Maps; 2<sup>nd</sup> from Vice-Chairman Zaidman. 5 approve/0 oppose

### b. Awards and Other Administrative Recommendations

#### 1. Tax Acquired Property

Town Manager Peabody provided the Board with a list of tax acquired properties with photos and maps. **Motion** was made by Vice-Chairman Zaidman to direct the Town Manager to put the properties out to bid after ample and personal notification; 2<sup>nd</sup> from Selectman McHatton. 5 approve/0 oppose

#### 2. Automobile Graveyard/Junkyard

**Motion** was made by Vice-Chairman Zaidman to take this issue off the table; 2<sup>nd</sup> from Selectman King. 5 approve/0 oppose

Code Enforcement Officer Rob Baker reported that Powerhouse Salvage is in compliance with state law and EPA (Environmental Protection Act) guidelines are being met per the visual inspection that he conducted. The owner is in the process of applying for a sales tax number through the State of Maine. CEO Baker recommended approval of the license. **Motion** was made by Selectman McHatton for approval of the application for an automobile graveyard/recycling/junkyard permit; there was no 2<sup>nd</sup>. **Motion fails for lack of a second.**

#### 3. Bid Results for Municipal Complex Lighting

Town Manager Peabody reported that the Town has the opportunity under the Efficiency Maine Rebate Program to upgrade the Town Office lights at a substantial savings. An annual savings of approximately \$3,345 in electrical costs is projected. He suggested that the Municipal Building Reserve be utilized. Because the pre-rebated cost exceeds \$10,000, Select Board approval is required. Additionally, he requested that the rebate funds be returned to the Municipal Building Reserve. **Motion** was made by Selectman McHatton to approve expending \$17,500 from the Municipal Building Reserve to install LED lighting in the Town Office and to deposit the rebate back to the reserve; 2<sup>nd</sup> from Vice-Chairman Zaidman. 5 approve/0 oppose

#### 4. Memorandum of Understanding & Use of Facilities Agreement Between MSAD 61 & MSAD 72 Regional Adult & Community Education and the Town of Bridgton, Maine

Madelyn Litz provided information regarding use of the room and the benefit to those in Bridgton. Deputy Town Manager Fleck voiced concerns regarding the lack of available space for municipal purposes. **Motion** was made by Selectman McHatton to table this item to December 27<sup>th</sup>; 2<sup>nd</sup> from Vice-Chairman Zaidman. 5 approve/0 oppose

Deputy Town Manager Fleck, Recreation Director Colello and Ms. Litz will review space and room schedules. Deputy Town Manager Fleck will report back to the Board on December 27, 2016.

## 5. Approval of Traffic Ordinance Revisions

Selectman King recommended amendment on page 3, schedule 3 to no parking on Gibbs Avenue. **Motion** was made by Selectman King for approval of the revised Town of Bridgton Traffic Ordinance as amended; 2<sup>nd</sup> from Chairman Watkins. 4 approve/1 oppose (Selectman McHatton was opposed)

## 6. Ordinance Review Committee; Charge, Mission and Authority

The Board passed over this item until Planning Board Chairman Steve Collins arrived.

### c. Selectmen's Concerns

- **Selectman McHatton** reported that he met with Loretta Ferraro-Fox at the Community Center and reviewed the Navigator Program. He was very impressed and invited her to provide an overview to the Board during the budget process.
- **Selectman Murphy** had no concerns.
- **Selectman King** noted that the Festival of Lights drew a large crowd. He reported that candy was being thrown from the floats and there was westbound traffic during the event.
- **Selectman King** recognized Bob Kimball for his forty one years of service to the Town.
- **Selectman King** commended his wife for aiding a young lady that was trapped in her vehicle at the scene of an accident near Sam Ingalls Road. He also commended the Fire Department for their timely response and excellent job.
- **Vice-Chairman Zaidman** had no concerns.
- **Chairman Watkins** suggested that the Board discuss building projects at their next meeting.
- **Chairman Watkins** suggested that the Board discuss outside agency budget requests at their next meeting.

### d. Town Manager's Report/Deputy Town Manager's Report

Town Manager Peabody submitted and read the following report into the record:

"There is a meet and greet for the new Fire Chief tomorrow from 4:00-6:00pm in the Selectboard Meeting Room. The public is invited to attend. There will be light refreshments served.

Please note that the Town Office will be closed on December 21<sup>st</sup> from 11:30am-1:30pm for the annual Staff Holiday Gathering.

The Transfer Station will be closed December 25<sup>th</sup> and the Town Office will be closed December 26<sup>th</sup>.

The Town received the most recent structural inspection report as directed by the Board as a result of concerns raised by some members regarding the structural integrity of the exterior walls; more specifically, the wall facing the Monument. After finding "zero wood rot", it was concluded that "further investigative work (and cost) to be not efficient at this time." These results echo those reported by Casco Bay Engineering in their 2015 report."

## 6. Ordinance Review Committee; Charge, Mission and Authority

Planning Board Chairman Steve Collins noted that the Planning Board is the administering authority and they take input from any source. Any and all complaints or suggestions are taken into consideration and the public is protected by the hearing process. All ordinances require approval of town meeting.

Lengthy discussion ensued. The Board opted to amend the proposed work plan to be presented to the Select Board in August for approval. The Committee will submit their draft revisions to the Select Board at the Board's first meeting in February. **Motion** was made by Vice-Chairman Zaidman for approval of the document as amended; 2<sup>nd</sup> from Selectman King. 4 approve/0 oppose/1 abstention (Murphy was out of the room during the vote)

## 7. Treasurer's Warrants

**Motion** was made by Vice-Chairman Zaidman for approval of Treasurer's Warrants numbered 50, 51, 52, 53, 54 and 55; 2<sup>nd</sup> from Selectman McHatton. 5 approve/0 oppose

8. Committee Reports

There were no committee reports.

9. MSAD #61

There was no additional information regarding MSAD #61.

10. Public Comments and Presentations

There were no public comments or presentations.

11. Old Business

a. Town Hall

Town Manager Peabody reported that the report for the Town Hall has been generated. The removal of siding, filling any voids and installing clapboard has been put out to bid.

12. Dates for Next Board of Selectmen's Meeting and/or Workshop

- December 27, 2016
- January 4, 2017; Workshop
- January 10, 2017

13. Executive Session

a. Per MRS § 405.6.C; Land Acquisition

**Motion** was made by Vice-Chairman Zaidman to enter into executive session at 7:25 P.M. per MRS § 405.6.C to discuss land acquisition; 2<sup>nd</sup> from Selectman King. 5 approve/0 oppose

**Motion** was made by Selectman King to exit executive session at 8:55 P.M.; 2<sup>nd</sup> from Selectman McHatton. 5 approve/0 oppose

14. Adjourn

Chairman Watkins adjourned the meeting at 8:56 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk