

Board of Selectmen's Meeting Minutes September 12, 2017; 5:00 P.M.

Board Members Present: Glenn R. Zaidman, Vice-Chairman; Robert P. Murphy; Robert J. McHatton, Sr.; G. Frederick Packard

Board Member Absent: Gregory N. Watkins, Chairman

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Fire Chief Steve Fay; Public Works Director Jim Kidder; Code Enforcement Officer Rob Baker

1. Call to Order

Vice-Chairman Zaidman called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Approval of Minutes

a. August 22, 2017

Motion was made by Selectman Packard for approval of the minutes from the August 22, 2017 Board meeting; second from Selectman McHatton. 4 approve/0 oppose

4. Public Comments and Presentations on Non-Agenda Items

Jack Wadsworth, Licensed Professional Forester #123 and Owner of Wadsworth Woodlands, Inc., submitted a report to the Board regarding Sabatis Island. On July 1, 2017 a historic event occurred in the State of Maine. On this day, the number of tornados to ever occur in one day was recorded; and one of the most heavily impacted areas was Bridgton, Maine.

In Bridgton, an F-1 tornado passed through the Route 302 causeway of Moose Pond leaving destruction in its wake. An area affected was the 13 acre property known as Sabatis Island where numerous trees were toppled. The island is leased to the Town of Bridgton by the State of Maine Parks and Recreation Department as a picnic area for the general public. Due to the devastation the tornado caused, the island was closed to the public for safety concerns and to allow for the trees that were toppled to be cleaned up. He was asked to join Public Works Director Kidder along with Merle Ring of the Maine Forest Service to examine the affected area of Sabatis Island. On July 18, 2017 they walked the land and determined the area had received significant wind damage with numerous trees uprooted, partially tipped over, completely toppled over and many hanging dead limbs. It was also noted that approximately 50% if the standing pine trees on the island were dead or dying. The destruction caused by the tornado coupled with dying pine trees created a hazardous situation for anyone visiting the island. In order for the removal of the dead trees to commence, the Town of Bridgton requested and has received permission from the State of Maine Parks and Recreation Department to have the dead trees removed and to begin cleaning up the island. The Town of Bridgton was also granted the ability to keep any proceeds from the timber after it was processed at various wood mills.

On August 18, 2017, Wadsworth Woodlands, Inc. entered into a contractual agreement to perform the clean-up resulting from the aforementioned tornado as well as a selective timber thinning of Sabatis Island. The trees selected were marked for removal by following best management practices and by adhering to Resource Protection Guidelines. Wadsworth Woodlands, Inc. oversaw the clean-up and timber harvest from beginning to end; and utilized John Khiel Logging and Chipping, Inc. to perform the removal of timber. The reason this contract was utilized was to allow the clearing of the forest floor of blowdown debris with a particular harvesting machine, a feller buncher, which is equipped with a rotating head. The rotating head allows the operator of the feller buncher to pick up dead trees off the forest floor as well as broken and shattered tops of trees. In addition,

the broken pieces of trees were gathered together and brought to the onsite biomass chipper. Wadsworth Woodlands, Inc was extremely pleased with the outcome of the forest floor and how remarkably clean it was after utilizing these machines. In order to maximize the financial return of the harvest to the Town of Bridgton the logs were sent to mills that would garner the best financial return. The contractor separated the white pine and oak saw logs as well as the chipped dead trees and broken tops. The volumes of wood harvested as of today's date are: white pine saw logs \$94.06 net MBF; red oak saw logs 94.06 net MBF; maple 0.08 net MFB; biomass chips 334.64 tons; total income to Town of Bridgton \$7,841.88.

The blowdown with subsequent clean up and selective thinning on Sabattis Island occurred during a white pine seed year. As luck would have it this is a positive even as seed years occur every 3 to 7 years. The action of the harvest will promote soil scarification which will enable the white pine seeds to be sown into the soil and promote germination.

During the summer of 2018, white pine seedlings should be noticeably growing within the understory of the area. In 10 years' time the seedlings are expected to be at a height of 5 feet and to resemble a hedge in the more open grow areas. It is good practice to allow more sunlight to reach the forest floor to promote pine regeneration within 15 years of its birth date. If additional sunlight is not created in that time frame the seedlings growth will decline due to a lack of light. A release of sunlight can be accomplished by performing another selective thinning of Sabatis Island.

It should be noted that hardwood stumps will begin to sprout in the spring of 2018 adding to the growth within the understory. The stump sprouts grow rapidly as they are receiving nourishment from the root system of the larger tree that has been removed. These hardwood saplings will provide cover and will quickly fill in the open gaps created by the tree removal.

Mr. Wadsworth thanked the Town for choosing Wadsworth Woodlands, Inc. to facilitate the clean-up and selective thinning of Sabatis Island. They are committed to serving the forestry needs of their clients and their woodlands. As professional foresters, their mission is to provide landowners with a wide array of economical forestry services and bring their expertise and experience to responsibly work with client woodland. They look forward to maintaining a relationship with the Town in the future.

5. Committee Reports

Carmen Lone, representing the Community Development Committee, reported the following:

The Committee has been working on employment (ref Chapter 4 of Comp Plan)

1. Bridging the gap between the needs of employers and employees
2. Developing brief survey for employers (assisted by Audrey Knight)
 - a. Collecting email address / make it available on the town website
3. Discussing the impact of child care (or lack of) on employees/employers

Action Items – Youth Vocational Visits to area businesses:

1. Encourage improved academic performance
2. Awareness that good careers exist in the area
3. Encourage youth to stay in the area or return after post-secondary ed
4. Rec Director received approval from the Town Manager to incorporate this in the Rec Dept. Programs. Committee Member, Peter Dubrulle and Stephen Rickert, will assist him as needed. Funding is in the Rec Dept. Budget.

Land Use Ordinance

1. How this impacts growth industries already in Bridgton
2. How to foster growth and maintain the “charm” of communities

250 Year Celebration

This was brought to the committee by the Community Development Director (CDD). The CDC believes it is a worthwhile endeavor; however, needs to be developed by the community. This project should not be the responsibility of the CDD. Bridgton Historical Society has indicated an interest in supporting such a project; however, does not have the resources to do the project. This celebration needs “champions” from the community to lead the coordination and develop funding.

The Committee will be revisiting:

- 4-3-1-1-1 Identifying businesses need to provide backbone to the town’s economy
- 4-3-1-1-2 Attract and retain businesses that are using or developing new technologies
- 4-3-1-1-3 Take advantage of the “Three Ring Binder”
- 4-3-1-1-10 Develop relationship between existing business, the Chamber, EDC and Town
- 4-3-1-12 Create program to show the advantage of doing business in Bridgton

Priorities List Recommended by BOS:

1. Sewer and Streetscape – pending more information (Oct)
2. Land Use/Zoning – pending revised plan
3. Jobs/Website/Branding – current focus
4. Housing: aesthetics, affordability, availability
5. Natural Resources

6. Old Business.

a. Salmon Point Policy

Motion was made by Selectman Packard to take this item off the table; second from Selectman McHatton.

4 approve/0 oppose

Motion was made by Selectman McHatton not to change the policy; second from Selectman Murphy.

4 approve/0 oppose

b. Discussion of Town Hall Front Door

Motion was made by Selectman Packard take this item off the table; second from Selectman McHatton.

4 approve/0 oppose Town Manager Peabody reported that the information requested is not available yet. The Board opted to pass over this item at this time.

7. Correspondence and Other Pertinent Information

a. Presentation of Fire Department Feasibility Study by SMRT Architects & Engineers

David Mains, CSI, CCCA, AIA, Principal-in-Charge/Project Manager and Peter Anderson, RA, Project Manager, presented the Bridgton Fire Station Study dated September 12, 2017.

Executive summary: Gibbs Ave. Station has exceeded its service life; needs assessment based on 5-10 year look ahead; cost of renovation and addition \$1,427,000; cost of new station \$2,419,000.

Renovation/Addition vs New Construction

Renovation/Addition: Existing facility must remain operational during work; existing building must inform parameters; % of new vs old materials.

New Construction: Construction does not effect operational readiness; no need to work around existing parameters; all new materials / envelope.

Site/Civil: No concrete apron at bay doors; shoreland zoning limitations; steep slope limitations; parking and vehicular circulation constraints.

Structural: Slab failure in apparatus bay; steel structure serviceable

Architectural: Poor exterior envelope; dimensional limitations; outdated planning.

Mechanical: No vehicle exhaust ventilation; no apparatus bay ventilation; boiler has exceeded service life; no office area ventilation; kitchen exhaust hood no operational.

Electrical: Instances of improper grounding; code compliance issues; lack of lightening protection (tower); insufficient emergency system.

Selectman Murphy voiced concerns regarding parking at the current location. Mr. Mains confirmed that parking concerns would need to be reviewed if utilizing this site for expansion. Fire Chief Fay also voiced concerns regarding parking and the current location.

Vice-Chairman Zaidman thanked Mr. Mains and Mr. Anderson for their report and presentation.

Motion was made by Selectman Packard to accept the Fire Station Study; second from Selectman Murphy. 4 approve/0 oppose

b. Donation of Commemorative Bench at Woods Pond

Barry DeNofrio requested that the Board approve the donation of a commemorative bench “In Memory of Sam and Fran Stern” to be placed at Woods Pond Beach. Motion was made by Selectman McHatton to accept a memorial bench honoring Sam and Fran Stern and approve its installation at Woods Pond. **Motion** was made by Selectman McHatton to accept a memorial bench honoring Sam and Fran Stern and approve its installation at Woods Pond in accordance with the Policy on Donated Park Benches and the signing of the Monument Guidelines Agreement prior to installation; second from Selectman Packard. 4 approve/0 oppose

8. New Business

a. Awards and Other Administrative Recommendations

1. Assignment of TIF Funds for Snapdragon

Motion was made by Selectman Packard to request the drafting of a partial assignment agreement between Snapdragon, LLC and the Town of Bridgton for review by the Town’s attorney and formal approval by the Board of Selectmen; second from Selectman Murphy. 4 approve/0 oppose

2. Salmon Point Rules & Regulations Dock Clarification

Code Enforcement Officer Rob Baker is seeking clarification regarding the Salmon Point Campground Rules and Regulations, Accessory Structures regarding the number of docks a site may have. Site 6 is requesting permission to install two personal watercraft lifts in addition to its currently existing dock. CEO Baker interpreted the regulations to allow for one dock per site. Vice-Chairman Zaidman asked how wide a dock can be to which CEO Baker responded no wider than 6 feet. Vice-Chairman Zaidman then asked how wide the docking stations are to which Mr. Hart (site 6 leasee) responded that they are 4 feet which is less than the width of a boat. **Motion** was made by Selectman McHatton to not change the policy; second from Selectman Packard. **Motion** by McHatton to amend the motion and include only one dock per site; second from Selectman Packard.

4 approve/0 oppose

3. Sabatis Island Reserve

Town Manager Peabody requested that, pursuant to the Town of Bridgton Reserve Accounts Policy, the Board establish a Sabatis Island Reserve Account. The recent clean-up of the Island yielded the Town \$6,226.63 which the State has required, in its Agreement with State of Maine approving the operation, to be used for maintenance and improvement of the property. The Town will draw down from the fund to cover its costs. **Motion** was made by Selectman McHatton to approve the establishment of the Sabatis Island Reserve Account; second from Selectman Packard. 4 approve/0 oppose

At 6:00 P.M., Vice-Chairman Zaidman brought agenda items 12 and 13 forward

12. Public Hearing at 6:00 P.M.

a. Special Amusement Permit to Bear Bones Beer

Vice-Chairman Zaidman opened the public hearing at 6:00 P.M. on a special amusement permit application from Bear Bones Beer. There were no public comments. The hearing was closed at 6:00 P.M.

b. Special Amusement Permit to Shawnee Peak Holdings, LLC

Vice-Chairman Zaidman opened the public hearing at 6:01 P.M. on a special amusement permit application from Shawnee Peak Holdings, LLC. There were no public comments. The hearing was closed at 6:01 P.M.

13. Action Items Following Public Hearing

a. Special Amusement Permit to Bear Bones Beer

Motion was made by Selectman Packard for approval of a Special Amusement Permit to Bear Bones Beer; second from Selectman McHatton. 4 approve/0 oppose

b. Special Amusement Permit to Shawnee Peak Holdings, LLC

Motion was made by Selectman Packard for approval of a Special Amusement Permit to Shawnee Peak Holdings, LLC; second from Selectman Murphy. 4 approve/0 oppose

b. Permits/Documents Requiring Boar Approval

1. Municipal Quit Claim Deed; 510 Portland Road, Teresa M. Rivard

Teresa Rivard is requesting that the Board sign a municipal quit claim deed releasing any interest the Town may hold in the property identified as Map 6, Lot 1 by virtue of a 1970 Tax Collector's Lien Certificate. **Motion** was made by Selectman McHatton to approve a Municipal Quitclaim Deed for the property identified as Map 6, Lot 1; second from Selectman Packard. 4 approve/0 oppose

2. Sewer Commitment #192; Route 1

Motion was made by Selectman McHatton to commit the April 1, 2017 to June 30, 2017 Sewer User Rate Commitment #192 comprising of 2 pages totaling \$9,039.11 to the Treasurer for collection; second from Selectman Murphy. 4 approve/0 oppose

3. Hawker Peddler Permit; Arruda Charitable Trust

Motion was made by Selectman McHatton to approve a Hawker & Peddler License for Robert Casimiro dba Arruda Charitable Trust (at 170 Main Street and 7 Nulty Street); second from Selectman Packard. 4 approve/0 oppose

4. Voting Credentials for MMA Annual Business Meeting

Motion was made by Selectman McHatton to designate Town Manager Peabody as the Voting Delegate for the Town of Bridgton for the Maine Municipal Association Annual Business Meeting; second from Selectman Packard. 4 approve/0 oppose

c. Selectmen's Concerns

- **Selectman McHatton** attended a meeting workshop with the Town of Naples and Town of Harrison to talk about milfoil and the dangers of milfoil to our lakes. He provided the Board with a sheet of important information and requested that this issue be reviewed during the budget process.
- **Selectman Packard** had no concerns.
- **Selectman Murphy** had no concerns.
- **Vice-Chairman Zaidman** noted that the Board had previously requested that MDOT place a street light at the junction of Route 302 and Sandy Creek Road and asked the Board to consider reaching out to the

State Representative and Senator to seek their assistance with this request. **Motion** was made by Selectman Packard to notify the representatives; second from Selectman McHatton. 4 approve/0 oppose
d. Town Manager's Report/Deputy Town Manager's Report
Town Manager Peabody submitted and read the following report into the record:

“Manager’s Report / 09/12/17

The Town received restitution of \$3,200 for the vandalism of South Station.

A donation box has been recently installed at Pondicherry Park by the kiosk. \$56.75 has been collected and deposited in the Pondicherry Park Reserve fund. Loon Echo Land Trust has installed a counter in the Park and provided the following counts: July- 2,654, August- 3,279 and September up to the 11th – 2,950.

The Town has received two payments totaling \$7,886.89 for the timber harvested from Sabatis Island. Some of these funds will be used to cover repair costs and the remainder will be placed in the Sabatis Island Reserve fund (to be established by vote tonight). The Island is once again open to the public. Additional work is needed on the trail, which will be undertaken when the County Workers are next in town.

The paving program is still underway. The Town Hall parking lot is being prepped for paving.

The Fire Chief, EMA Director and Wastewater Superintendent are now located in the new downstairs office space. Access is from the employee's parking lot off Iredale Street. Signage will be installed in the near future.

Before you tonight are the August financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 16.7% for the month. Revenues are at 31.1% and Expenditures at 17.4%.”

9. Treasurer's Warrants

Motion was made by Selectman McHatton for approval of Treasurer's Warrants numbered 18, 19, 20, 21, 22 and 23; second from Selectman Packard. 4 approve/0 oppose

10. MSAD #61

There was no information regarding MSAD #61.

11. Public Comments and Presentations on Non-Agenda Items

There were no comments or presentations.

12. *Public Hearing at 6:00 P.M.*

a. Special Amusement Permit to Bear Bones Beer

b. Special Amusement Permit to Shawnee Peak Holdings, LLC

This agenda item was addressed earlier in the meeting.

13. *Action Items Following Public Hearing*

a. Special Amusement Permit to Bear Bones Beer

b. Special Amusement Permit to Shawnee Peak Holdings, LLC

This agenda item was addressed earlier in the meeting.

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

September 26, 2017

October 10, 2017

15. Executive Session

a. Per MRS Title 1 Chapter 13 ¶ 405.6.F. General Assistance Records

Motion was made by Selectman McHatton to enter into the executive session after signing all the required documentation per MRS Title 1 Chapter 13 ¶ 405.6.F. to review general assistance records; second from Selectman Packard. 4 approve/0 oppose

The Board entered into executive session at 6:25 P.M.

Motion was made by Selectman Murphy to exit executive session at 6:52 P.M.; second from Selectman Packard. 4 approve/0 oppose

16. Action Items Following Executive Session

Motion was made by Selectman McHatton to reconsider a general assistance denial and grant assistance in the amount of \$4,000 to case file GA2017.1; second from Selectman Murphy. 4 approve/0 oppose

17. Adjourn

Vice-Chairman Zaidman adjourned the meeting at 6:53 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk