

TOWN OF BRIDGTON

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## Agenda

Memorial School Special Meeting  
Thursday November 9, 2017  
5-9 PM  
BOS Room  
Pizza will be available

*Objective: to reach consensus regarding use of the site & next steps.*

- 5:00 Review and approval of Agenda
- 5:05 Overview of the ownership transfer process
- 5:15 Condition of existing building and grounds & options  
Retain building or tear down and rebuild?
- 5:45 Summary of the work undertaken to date:  
Environmental Phase I & Phase II  
December 2013 – Public Charrette power point
- 6:15 Discussion of Potential uses, functions, and outcomes
  - Emergency Shelter      Commercial Kitchen
  - Head Start              Flex Gym/Courts/track –Rec Center
  - Adult Education        Physical therapy
  - Rental space for dance, karate, yoga, music or other independent  
instructors              Business or non-profit space rental
  - Narrow Gage RR Museum

Adjournment

## **Board of Selectmen WORKSHOP/MEETING**

**Downstairs Conference Room**

**November 9, 2017  
5:00p.m.**

**Board Members Present:** Gregory R. Watkins, Chairman; Glenn R. Zaidman, Vice Chairman; Robert P. Murphy; G. Frederick Packard; Robert J. McHatton Sr. **Absent:** None

**Administration Present:** Robert A. Peabody Jr., Town Manager; Georgiann M. Fleck, Deputy Town Manager; Audrey Knight, Community Development Director.

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

Chairman Watkins called the meeting to order at 5:00p.m.

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

### **3. Memorial School Special Meeting**

Chairman Watkins reviewed the Agenda and the objective of the workshop/meeting.

Town Manager Peabody said a packet has been prepared and submitted to the Select Board which included a copy of the statute regarding transfer of school property to municipalities. The Town built the structure in 1949/1950. The school has the option to transfer it to the Town following a particular legal process which has to be done but they have not done a formal vote to either turn it over to the Town or sell it which involves certain provisions. You also have copies of the deed showing the transfer of property from the Town to the School.

Audrey Knight, Community Development Director, said there was an environmental assessment done in 2010/2011 which took into consideration the structure as well as hazardous materials on site. In 2009/2010 The Economic Development Corporation (EDC), a 501c3, proposed acting as a receiver of the grant funding necessary to clean up the property. There was an estimate at the time of \$250,000 or more and there was grant funding available to do that but you had to be a 501c3. As one of the contaminators, the Town and/or SAD 61, could not apply for the grant for the clean-up. It was proposed that EDC could purchase the property for \$1, apply for the grant for clean-up, and then the property could become part of the Economic Development Plan for the Town of Bridgton.

Peter Lowell said did the proposed clean-up of \$250,000 include the building and the grounds? Community Development Director Knight said I believe it did although I have come across several different amounts associated with a clean-up. Mr. Lowell said was that mostly the building? Town Manager Peabody said yes, there was little to no grounds contamination. Town Manager Peabody said the grant is still available but the funding that was targeted for the Town of Bridgton is no longer available.



Vice Chairman Zaidman said the EDC was looking at between \$3 to \$400,000 and the Brownfield Grant providers said they would be eligible for \$300,000 at the time but it is no longer available. Town Manager Peabody said you would need to reapply.

Madelyn Litz, EDC and Adult Education Coordinator, said the EDC did not apply for the grant. Vice Chairman Zaidman said the EDC looked into it. Chairman Watkins said it never got written.

Mr. Lowell said is that same grant source still available? Vice Chairman Zaidman said it is part of the super fund.

Community Development Director Knight reviewed the process used during the Charrettes. Town Manager Peabody said there was a charrette done in 2013 and it is now 2017, there is a different Select Board and our population has grown since so our view of why do we want this property may have changed and therefore we need to determine if this is important to the Town and, if it is, we need to know why. Vice Chairman Zaidman said before we put any more time into this project we should have a map depicting the location of the structure because the property is located in GD1 of the Shoreland Zone and I think we need to determine what can be done in this district. Town Manager Peabody said the property is 4+ acres and there is an existing structure so we know we can use that area. Mr. Lowell said I believe in the General Development District the set back is 50' but that can be reduced with some stipulations regarding use. Vice Chairman Zaidman said that I why I am suggesting a map for a better understanding of the location. Community Development Director Knight said then we need a map to define the buildable area and shoreland zone constraints.

Town Manager Peabody said we need to determine if this is an important site to the Town. Chairman Watkins said it is important because it is a connecting link that supports a walkable community. Ms. Litz said this property is centrally located. Bill Pries said Pondicherry Park is close to the Community Center and if you include this piece of property it is a good connection. Mr. Lowell said there is a little piece of unusable property close by the subject property which could be a potential as another natural area in town and enhance the linkage to the park.

Town Manager Peabody said do we see this being developed by a public entity or private entity? George Szok, Town of Bridgton Grant Writer, said we need to define what the uses are for grant purposes. Chairman Watkins said it is difficult to determine public or private until we decide use.

Mr. Lowell said this site lends itself to multipurpose uses. There is a good amount of land and Lower Main Street is struggling for parking so this could actually tie into that for parking. It is a great location and the building is good except I don't know if it is worth keeping which is going to require further discussion. The white building, stadium, is close by. Chairman Watkins said the stadium would not be part of the proposal. Mr. Lowell said at this time the Town of Gray is unable to establish the narrow gauge rail bed because of serious shoreland zone issues. They went to the legislature to get a special act to allow them to do a lot of vegetative cutting and the legislature turned them down so I don't know what they are going to do next. I have been contacted by Brian Sanslow, who works on the historic Boothbay Railroad and he said he has some Bridgton rolling stock he would like to bring back to Bridgton and he wants us to consider a private/public partnership for a museum in Bridgton.

Selectman McHatton said when we met with Al Smith, MSAD 61 Superintendent, he wanted to know what the property was going to be used for because it is his responsibility to protect the children of the Town so we want to keep that in mind when we discuss use of the property.

Ms. Litz said I would like to see a partnership with the Town for adult education in the facility. Police Chief Stillman said I would like to see a recreation facility and a place for the young people to go as a center. Mr. Lowell said maybe a Bridgton High School museum because of the history of the building. Recreation Director Colello said not just recreation but a community use building which could include a facility for health and education, HeadStart and college course classroom availability. There are also options to generate revenue with entities like google who look for facilities to have their servers stored. The grant writer and I came up with a name of The Bridgton Health Education Rec Center as a way to be a multi-use facility.

Town Manager Peabody said I have been told by multiple entities if we get the property they are interested in leasing space.

Grant Writer Szok said I look at potential grant providers and we are getting ahead of ourselves in use. If we limit it to recreation the potential for grants is limited, however, if we include health and recreation it increases the grant possibilities.

Mr. Lowell said a for profit is not as palatable as non-profit. I think we like the multi-use concept.

Vice Chairman Zaidman said one of the options the EDC was looking into was having a business buy the land and develop it.

Grant Writer Szok said you could also have a bicycle trail because you have an existing railroad bed.

Chairman Watkins said there is the possibility of an incubator space for start-up businesses

Mr. Lowell said in Puerto Rico there is a sting of small businesses and here you could have spaces for small businesses but I don't know what interest the school will have in some of these ideas.

Chairman Watkins said the school is using the facility as unheated storage space. The facilities committee of the school wants us to come to them with a plan for the building and the land or let them know that we are not interested. Superintendent Smith was hopeful that a proposed use of the facility have some sort of educational aspect.

Mr. Lowell said if we put together a proposal that does not "nail down" square footage but proposes that the Town is interested in a multi-use facility we could list out some of the options we discussed. Vice Chairman Zaidman concurred and said we need to include uses that will be compatible or harmonious to the neighborhood. Selectman McHatton said this would make a great location for senior housing.

Chairman Watkins said do we want the building to be public or private? Mr. Lowell said if the Town owns it it could still be private or non-profit but does the Town want the responsibility of management and, if so, you could have one owner but make sure it is structured to make sense of the facility.



Chairman Watkins said we have a list of possibilities how do we want to narrow it down? Town Manager Peabody said we could create a conceptual list.

Deputy Town Manager Fleck said I think it has been stressed that the school is concerned about uses of the building and property and potential negative impact some uses may have so maybe list of uses that we are not interested in because of their potential negative impact they might have on the school and surrounding properties.

Vice Chairman Zaidman said I think we should ask Superintendent Smith what some of the uses they are interested in. Selectman McHatton said I agree.

Chairman Watkins said we can only go so far, we have come up with a plan, we have to keep in mind our conceptual plan that it is contingent upon funding and logistics of policy and law and we make this proposal to Superintendent Smith and if they say yes we move forward. Mr. Lowell said I would be happy to create a conceptual plan.

Chairman Watkins said we may be able to bring Superintendent Smith to one of our meetings. Selectman McHatton said or we could go to one of their meetings.

Vice Chairman Zaidman said it is time to move the project along and it is time to ask for a meeting with Superintendent Smith. Town Manager Peabody said what about a meeting with the Superintendent which includes myself and Community Development Director Knight. Vice Chairman Zaidman said contact the Superintendent Smith to find out if he wants a small informal meeting or a formal meeting with the Board.

Chairman Watkins said we did a site walk recently and we need to consider the structure itself and the condition of it. There are considerations for taking the structure down and keeping part of it or all of it and each consideration comes with costs. Town Manager Peabody said you could go to an outside contractor or do it in house. You could contract with a remediation company and allow a salvage company to salvage what they can and then we can raze it because at that point it is just a shell.

Vice Chairman Zaidman said, if Superintendent Smith agrees, have the Town Manager contact a company and get a cost estimate of what it would cost to remove the building before we make a final agreement with the school board so the taxpayers have an idea of what it is going to cost before we make a commitment. I think it would be cheaper to raze the building than to try to retain this building which has lead paint and is energy inefficient. The remediation company would be able to verify some of the deficiencies. I would also like an engineer to verify by reading the report what the asbestos content is.

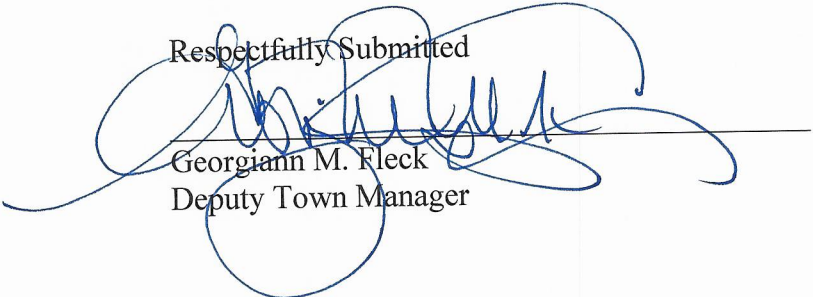
Mr. Lowell said I “shudder” at taking the whole building down because I have done some building rehab and it can be done. I think there are things that can be done but because of the potential hazardous materials I would like an opinion from an engineer.

Chairman Watkins said our next step is to make contact with Superintendent Smith and determine if he would like an informal meeting or a formal meeting.

Chairman Watkins adjourned the workshop/meeting at 6:40p.m.

NOTE: Attached please find handwritten notes which were taken and displayed during the meeting.

Respectfully Submitted



Georgiann M. Fleck  
Deputy Town Manager



# 1. Define Buildable

Area 4.6

- Constraints of Shoreland Zoning
- Flood Plain

# 2. Sparse Land. For Diverse Users - Next Step

# 3. Is Public Use a criteria for SR or from educational Aspect.



Where do we go from  
here? Actions

- Develop a conceptual plan

- \* Stress community aspect

- \* What won't be used for (negatively impact surrounding properties)
- Find out School's expectations

- \* Neighbor Involvement

- ~~\* Meet with School etc.~~
  - \* Meet with Super

- \* Let Peter take shot at proposal!

✓ Due diligence!



- Is the site important  
to the town? Why?
- Link - Connects / supports walkability
  - Central location
  - Close to Community Ctr & Baldicherry Park
  - Park Expansion
  - Multi-Purpose
  - RR - History 1882



# What are the possibilities?

- Enhance lower Main St. Parking
- Railroad display (public-private) / Museum  
Rail bed restoration
- Adult-ed / work force development
- Recreation facility
- High school museum
- Multi-use
- Head start
- Lease out space
- BICYCLE PHIL



Public / Private

Ownership?

• Taxable property

~~• Town owned~~

- Keep control of property

• Could still lease to private



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# 3 PRIMARY ?'s

1. Property TRANSFER  
- Establish use 2<sup>st</sup>

2. Property Clean-up  
EDC - GRANT for clean-up  
- sell to EDC for \$7

3. GOALS FOR Property  
"Why ARE WE Doing  
This"?



## Possibilities?

- Brickston Health, Education, Recreation Center
- Lease out business space
- Incubator space
- Public Park/Space
- Senior Housing