

**BOARD OF SELECTMEN
WORKSHOP/MEETING MINUTES**

Downstairs Meeting Room

**February 1, 2018
5:00 P.M.**

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

Administration Present: Town Manager Robert A. Peabody Jr.

1. Call to Order

Chairman Watkins called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Proposed Highland Lake Parking Lot Renovations

Chairman Watkins said at a previous Board of Selectmen's meeting Justin McIver discussed a proposal for renovations to the Highland Lake parking lot area. Present this evening to discuss the proposed project is Justin McIver and James Oberg who are part of the Young Professionals Group.

Mr. McIver said I am a local businessman, owner of Maine EcoHomes and Vice President of the Bridgton Young Professionals and James Oberg is President. This is one of the visions we had as an improvement for the Town. This summer while at the Highland Lake parking lot with my wife we observed the amount of people that were at the beach and realized that it is an underutilized resource for the Town which has been neglected over time. In its existing condition it is a gravel lot, old overgrown landscaping, old signage, too much signage, old picnic benches, no flow or organization, no sidewalks, insufficient lighting and no connectivity from Town. Because I am in the business I took the opportunity to work with my landscaper and engineer to discuss options and we came up with this proposal which is subject to change. Currently there are about 20 parking spots and the proposed plan allows for 43 with some trailer parking. We are also proposing sidewalks, a delineated boat wash station, improvement to the stormwater runoff, better access ways with signage, landscaping, park benches, trash cans, downward lit LED lights so the parking lot is better lit, handicap parking, bike racks, a sign that lists beach rules that is organized and centrally located, a main walkway from the parking lot to the beach, benches in front of the bathroom and maybe a mural on the bathroom wall to dress it up because currently it is not very appealing. We thought maybe a snack shack which could bring revenue to the Town as well as the possibility of allowing a local businesses to set up to rent out kayaks or canoes and paint the existing natural board fence white for a cleaner fresher look. We discussed options to slow down the traffic with either speed bumps or signage. We are working on revitalizing the Stevens Brook Trail system which is a 2-2.5 mile trail. Steven's Brook is very important to Bridgton's heritage. At one time there were 12 old mill sites along the brook who utilized the water as a power source. We want to bring that rich history back with strategically placed signage along the trail with a narrative at each mill site

about the site. We talked about a water fountain with a light at night for illumination. There is actually more area available for use than what is shown on google earth. The improvements will enhance the events currently held there and prompt more events with the proposed increase in parking and connection to the downtown and trail system. It can also be used as a marketing tool to increase tourism. The estimated cost is \$192,000 for the proposed improvements. I have paid for some of the work so far such as survey work. I am not interested in doing the project but I would like to see the project get done.

Chairman Watkins said how many boat trailers are able to fit there now? Mr. McIver said this plan is conceptual, we could explore different ideas to increase the parking for boat trailers.

Chairman Watkins said what power are you trenching for as indicated in your cost estimate? Mr. McIver said the 14 LED parking lot lights, surveillance cameras and the snack shack.

Chairman Watkins said currently we don't have trash cans there because they were used by people as a way to dispose of their household trash. Mr. McIver said in other places most public areas have trash cans available. Mr. Oberg said there are types of trash cans that restrict the size and type of trash that can be deposited in them. Mr. McIver said the surveillance cameras may help to decrease some of that.

Member McHatton said thank you for bringing this project to the Board for consideration and putting your time and money into the preliminary stages. This is an important part of Town. I am not in favor of charging people who use the beach area. The question is where do we get the money to do the project? We currently have other projects planned. Mr. Oberg said there are a lot of projects that should come first as a priority. We would like to get this added to the list of projects. We considered going to donors for financing and approaching the Town about allocating money. We have also contacted the HAM Foundation but they won't proceed until they know if the Town of Bridgton is interested in doing the project.

Town Manager Peabody said in the upcoming budget there are three major projects including Lower Main Street, Main Street Streetscape and Wastewater.

Chairman Watkins opened the meeting up for public comment.

Susan Hatch, 33 Highland Road, said "I am not convinced that all gems need to be polished." I live beside the parking lot and my questions is why fix something that already works. When you were having lunch at the beach area were you looking at the mill pond and the view over the lake or just the parking lot? There are at least 10 fishing tournaments on the lake, some small and some large. One day I asked one of the participants if it was easy for them to get in and out with their trailer and they responded yes. On that particular day there were 11 trailers with three beyond the bathhouse which is a big difference from the proposed 6 spaces. Fishing is a big attraction for the Town along with snowmobilers. There is a constant flow in an out of the beach and park area. The trash cans are used for their household trash and those type of people you are not going to stop. Gravel absorbs the water and tar could cause additional runoff as well as being used by skateboarders. This area is not patrolled and therefore it has some issues. Painting the fence means there will be additional annual upkeep and costs vs. natural which requires little to no maintenance. I believe that 14 lights is too many and this area should be closed at night anyway. More grassed areas will increase the workload for public works. I think that improving this area for concerts and public events it is only going to overburden the area. Some of these

events are held in other areas of Town which has more ample parking. I can't imagine a parking lot would be an incentive to bringing more people to the area. This area is already packed so how can you realistically fit more. People bring their food and drink to the beach which is bought at the local stores so I don't think we should provide them with an area such as a snack shack. Recent business interests of individuals owning property nearby should not spill over and destroy the function of the Highland Lake parking lot. This area is highly photographed and they are not going to take photos of a paved parking lot. Abutters to the parking lot did not get notice to the workshop meetings. Many residents are away right now and they also have a vested interest and should be allowed to participate in the process. I would like to urge that the project be tabled until after Art In the Park so you can see how well this area is used. The parking lot does not need man made bling such as an illuminated water fountain, it is natural and should remain so. You do need a lot of signs because people don't pay attention to just one sign. Getting engineers involved sometimes only complicates things as we observed by the engineering done on Moose Pond Causeway with the recent accident that took place. With all the projects ahead like the sewer expansion this could only add additional financial burden to the citizens.

Wilbert Libby, 56 Highland Road, said my concern is with the drainage and asphalt only increases the runoff which could impact Stevens Brook.

Chairman Watkins said how do we want to conclude this evening regarding the proposed renovations to the Highland Lake parking lot? Mr. McIver said we would like to know if the Town supports this project especially to get funding from the HAM Foundation. Vice Chairman Zaidman said now that it has been made public I would like to know how the citizens of the Town feel about the project. Mr. Libby said a lot of people are not here right now but they still get the Bridgton News and hopefully they will respond.

Vice Chairman Zaidman said is there any kind of asphalt that is less resistant to water? Public Works Director said in front of the Maine Mall there is an impervious asphalt which allows rainwater to go through. Mr. McIver said I am familiar with it and it is a little more money but it is an option. This is outside of the 100' setback and the engineers have designed the runoff to go where it needs to go.

Vice Chairman Zaidman said the snack shack is within the 200' zone and therefore the Shoreland Zone would need to be revised to allow a commercial entity within the 200'.

Chairman Watkins said we will leave this topic open to allow feedback from the public. Vice Chairman Zaidman said I would like to applaud the Young Professionals Group for this proposal and I would like to hear and know more about what they are doing regarding future projects.

4. Other Matters

None

5. Adjourn

Chairman Watkins adjourned the meeting at 6:06p.m. -

Respectfully submitted:


Georgiann M. Fleck, Deputy Town Manager
Town of Bridgton

Foot of Highland Lake, Bridgton, Maine

Pa 821

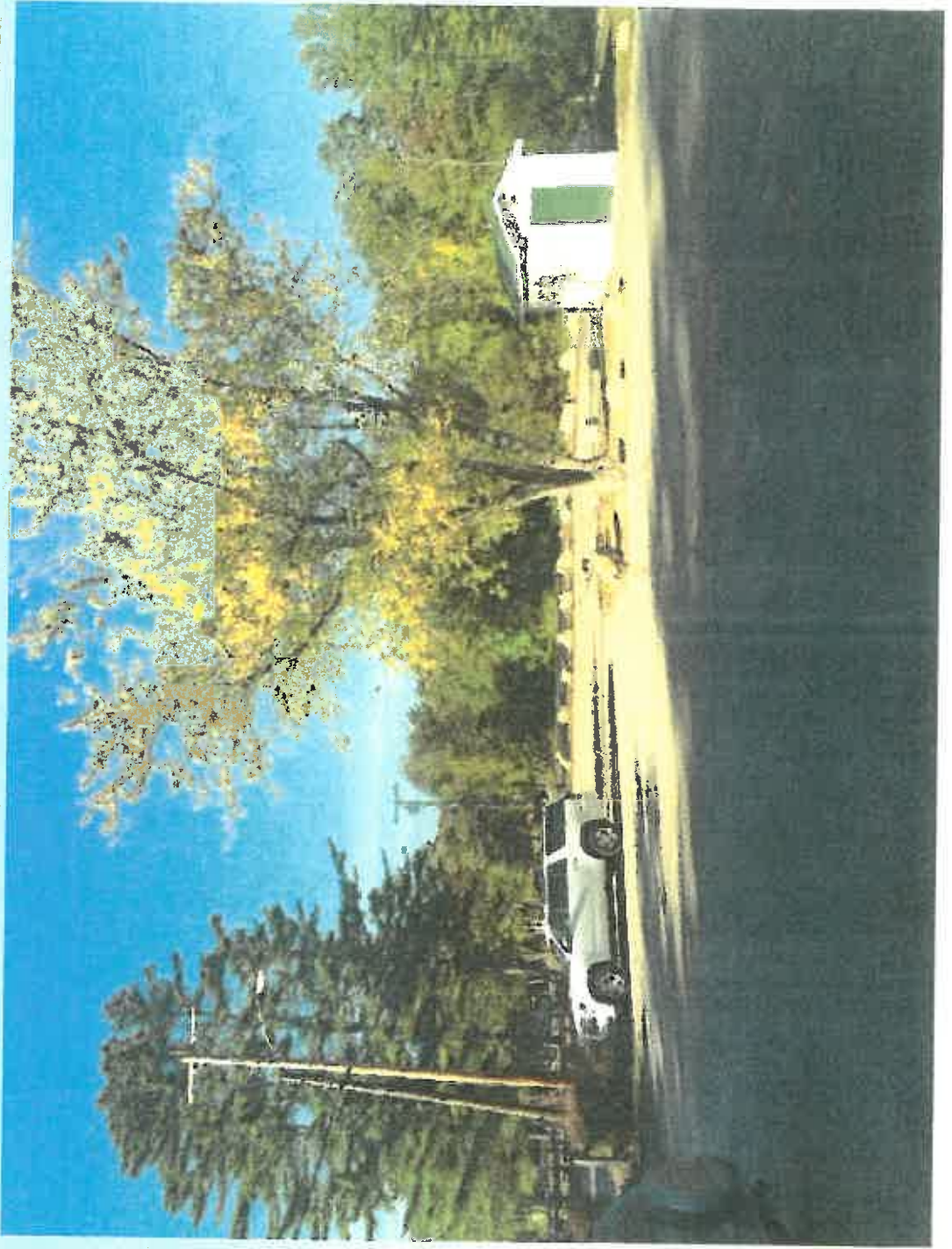


Highland Lake Beach Parking Lot

Revitalization Project



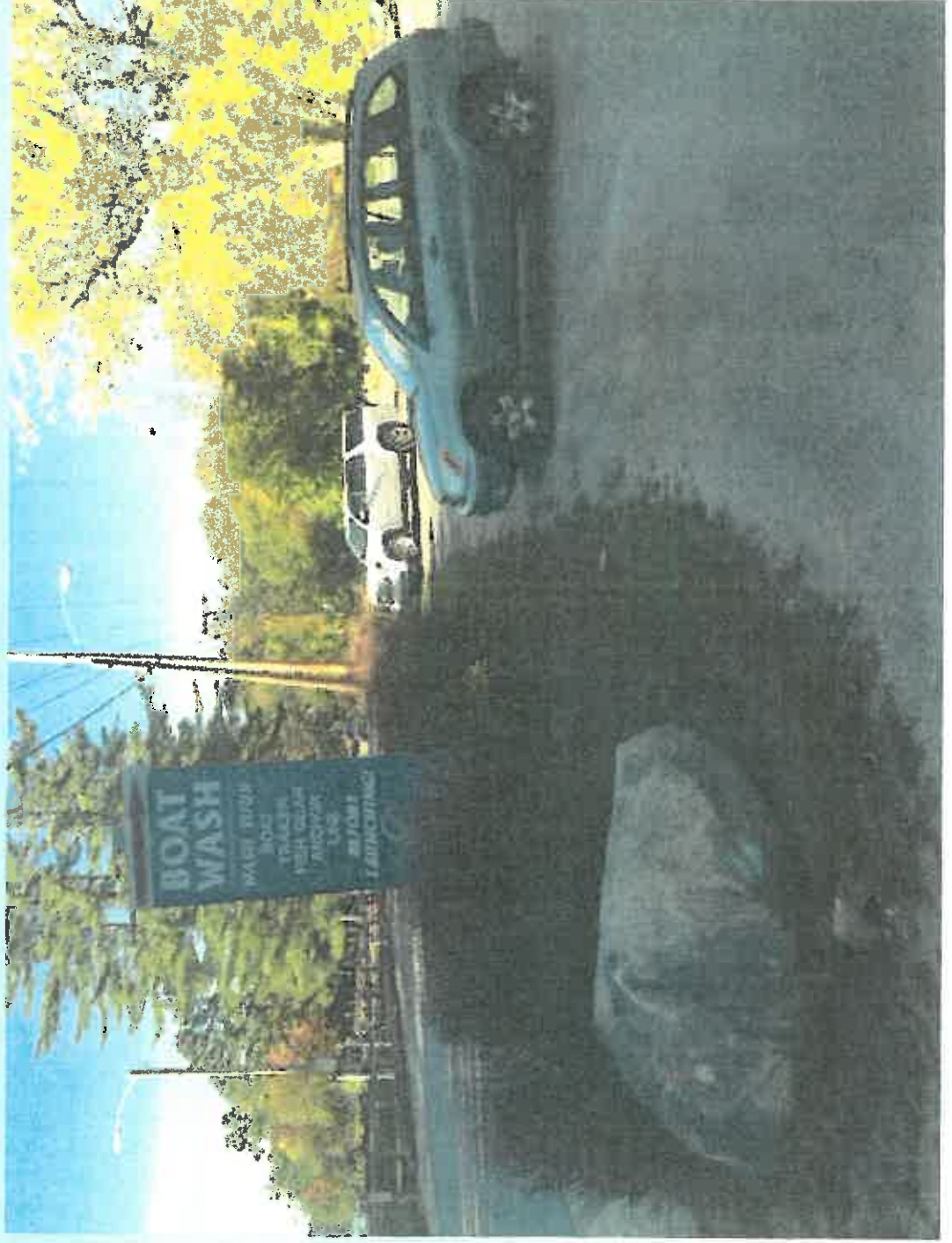
Existing Site



Existing Site



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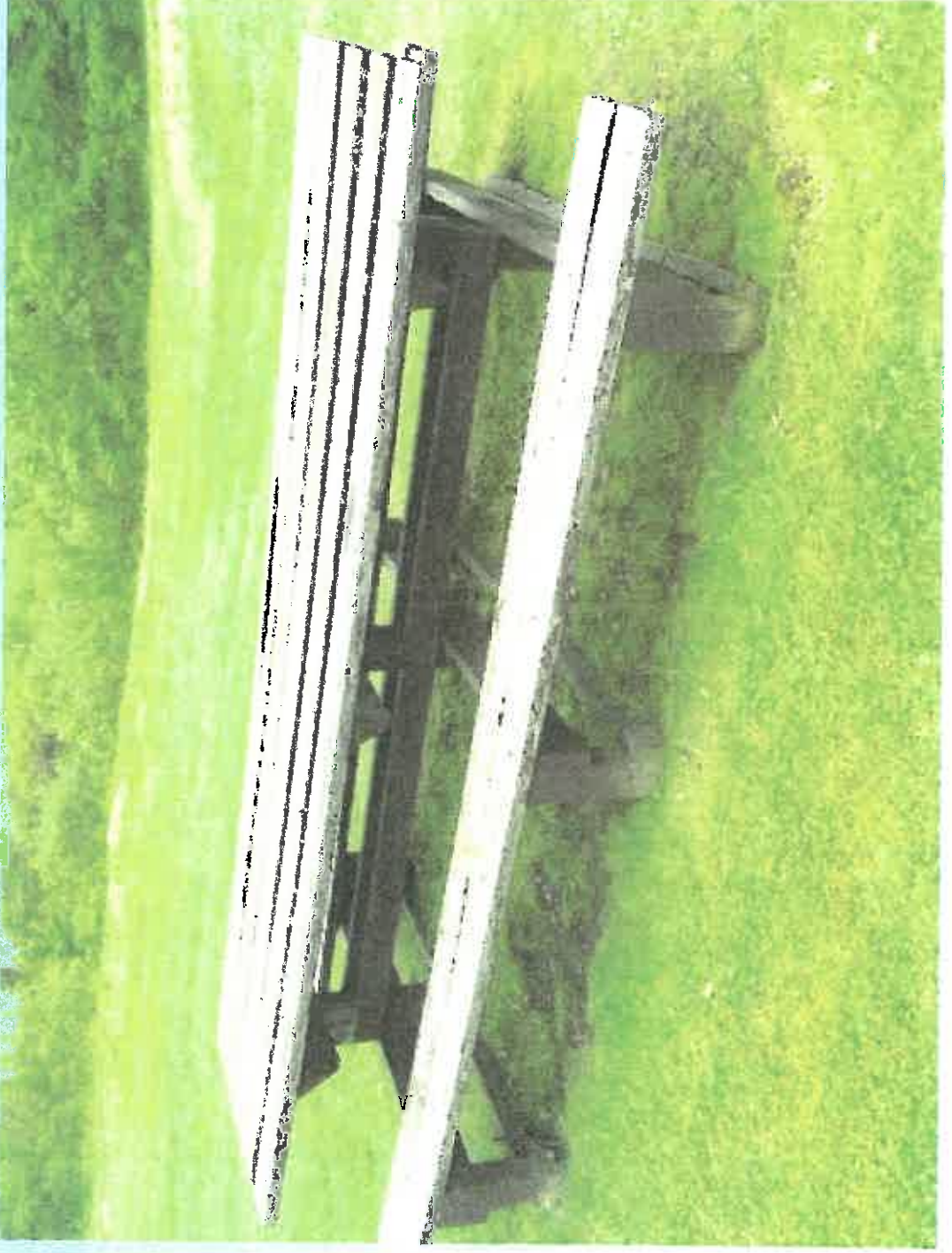
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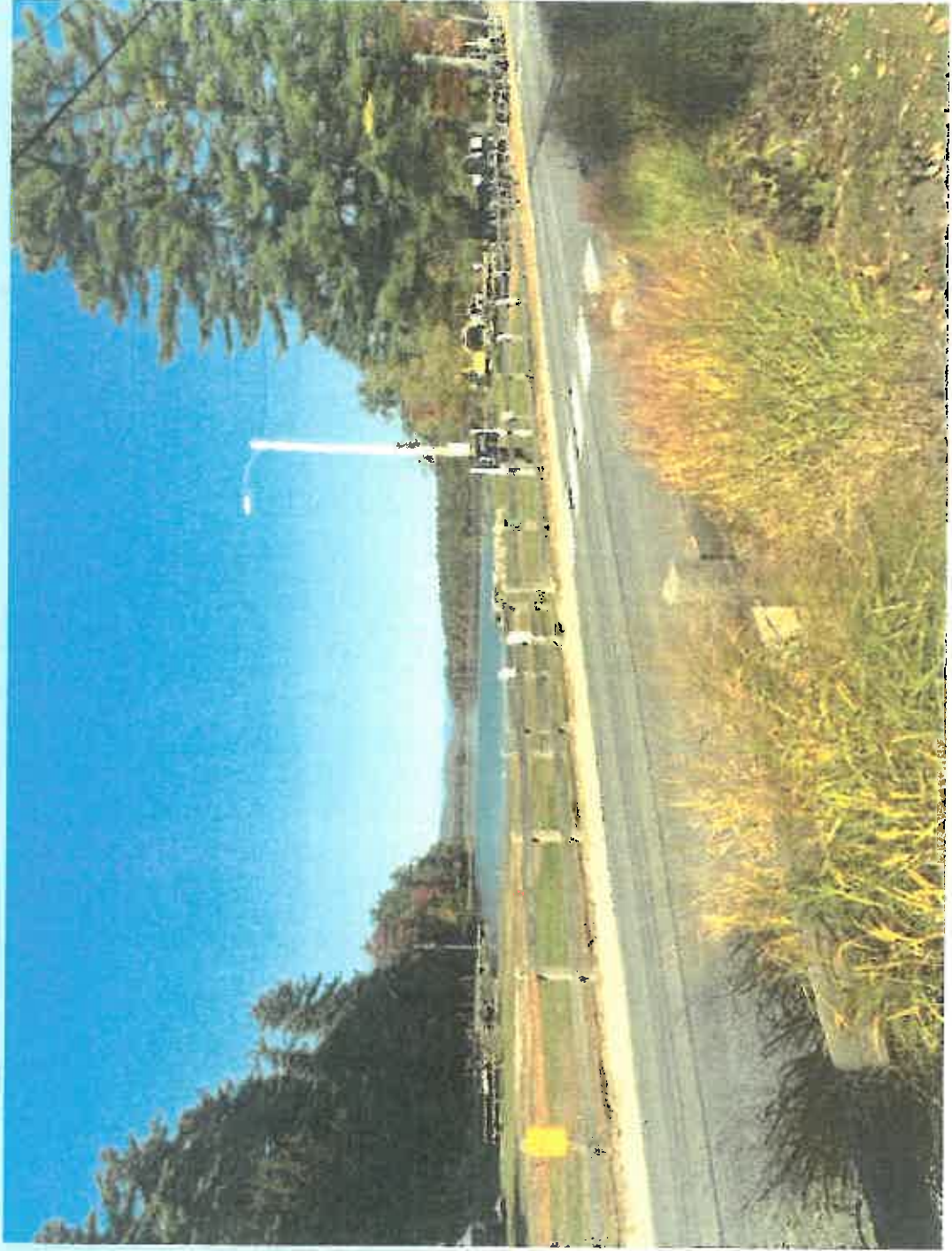
Shorey Park



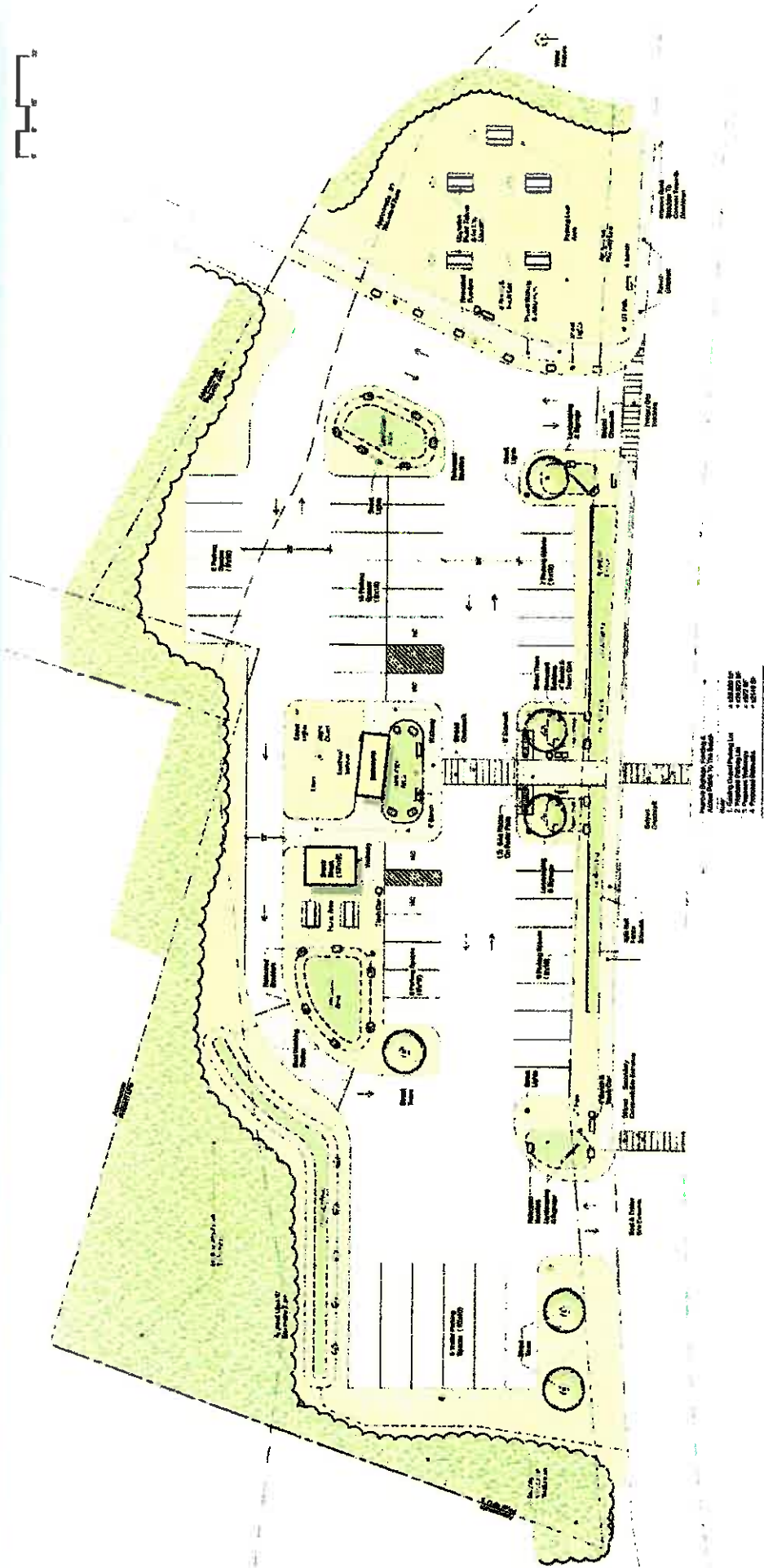
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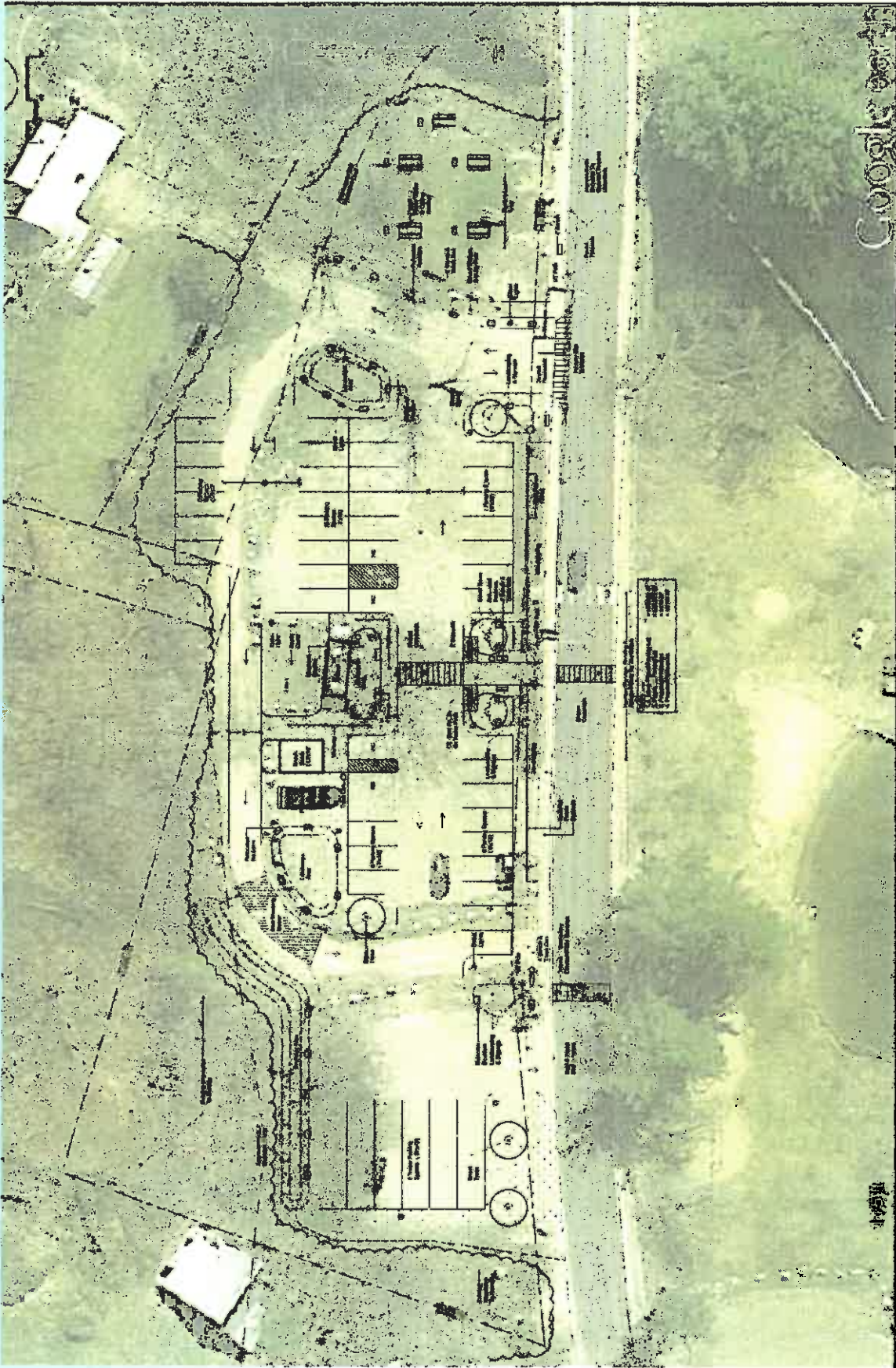
Existing Site



Proposed Plan



Existing/Proposed Site



Revitalization Benefits

Better accommodation for events and beach use.

- Freezing For a Reason
- Art in the Park
- Four on the Fourth
- Parades
- Concerts
- Festivals
- School Field Trips
- Police Dept. Event
- Swimming Lessons
- Private Party's
- Etc.

Revitalization Benefits Cont..

- Allow for larger size events
- Safer pedestrian & vehicle flow
- Additional town parking (Currently +/- 20 spaces, proposed 43 + 6 trailers = 49)
- Handicap Parking (currently none)
- Connection to downtown
- Connectivity to Stevens Brook Trail & Pondicherry Park
- Improved storm water run-off

Revitalization Benefits Cont..

- Improved aesthetics
- Attract more people to downtown
- Promotional tool for Bridgton
- Potential lease revenue (Snack Shack, beach use fee non-resident or leave free?)
- Highlights our natural resource, one of Bridgton's most important assets
- Increase tourism and economic activity
- Promote social interaction, activities, exercise and overall general health

Revitalization Benefits Cont..

- Allow more people to use the beach
- Availability for food and beverage
- Attraction for younger people and their families to visit and live in Bridgton

Costs:

Town Of Bridgton Parking Lot Estimated Costs
Highland Lake Beach Recreational Parking Lot
Prepared By: Main Eco Homes 10/23/17
Prices are based off 2017 quotes



<u>Item</u>	<u>Cost</u>
Survey work	\$850 Paid by MEH
Landscape Architect	\$1,320 Paid by MEH
Site Engineering	\$950 Paid by MEH
Excavation, tree removal, trenching, blasting	\$49,600 Total Paid To Date: \$3,120
Blasting ledge (\$3000 pre blast survey, \$3000 blast)	\$6,000
Paving 2"	\$33,500
Striping	\$1,500
Speed hump Allowance (2)	\$3,500
Signage Allowance	\$6,000
Landscaping Allowance	\$10,000
Snack Shack	\$25,000
Electrical Power to bath, snack shack, pole lights	\$7,500
LED Parking Lot Down Lights (14)	\$9,800 (rebate \$130 x 14 = \$1820)
Concrete bases for 14 street lights	\$4,900
Concrete Sidewalks 250'	\$6,000
Concrete walkways around bath and snack shack	\$6,000
Existing Fence Work (paint, remodel, remove signs)	\$5,000
Park Benches (black metal) \$300 ea. x 8	\$2,400
Picnic Tables (black metal) \$500 ea. x 7	\$4,200
Trash Cans (black metal) \$300 ea. x 4	\$1,200
Contingency	\$7,000
Total Project Estimated Cost	\$192,220
<u>Additional Options</u>	
Upgrade to pavers around bath, shack and signs	\$17,500
Electric Car Charging Station Allowance	\$1,500
Surveillance Cameras	\$5,000
Water foundation in pond	\$3,000
Additional 1" top coat of pavement	\$16,000
Mural painting for bathroom exterior wall?	\$2,500
American Flag Poles x 2	\$2,500

Summary

- This property is an underutilized and important asset in our community.
- Most any other advanced town that has a lake/beach in the downtown would be utilizing a property like this significantly more.
- Having a lake in our downtown differentiates us (Bridgton) from other towns.
- Highland lake is basically the reason Bridgton was found and is here today (Mill town).

MAINE



Bridgton

Any Questions?

Thank you!

Love always,
BRIDGTON
MAINE