

# Board of Selectmen's Meeting Minutes

January 8, 2019; 5:00 P.M.

Board Members Present: Liston E. Eastman, Chairman; Glenn R. Zaidman, Vice-Chairman; Robert P. Murphy; Carmen E. Lone; G. Frederick Packard

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

## 1. Call to Order

Chairman Eastman 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. December 11, 2018

**Motion** was made by Selectman Packard for approval of the minutes from the December 11, 2018 Board Meeting; second from Vice-Chairman Zaidman. 5 approve/0 oppose

Chairman Eastman reported that the Board will go into executive session after the public hearing scheduled for 5:30 P.M.

## 4. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

## 5. Committee Reports

### a. Proposal and Work Scope Summary for Bridgton Economic and Market Analysis

Robert J. McHatton, Sr., requested that this item be moved to the next meeting on January 22, 2019.

### b. Submission from Ordinance Review Committee

Deb Brusini introduced Committee Members Leonard Rudin and Catherine Pinkham. The Ordinance Review Committee submitted a package for Board review and consideration which consists of amendment recommendations to seven ordinances and requested that a workshop be set up. Vice-Chairman Zaidman asked if staff was consulted during the review process to which Ms. Brusini confirmed that staff was involved. The Board opted to review the proposed amendments at a workshop session prior to the next meeting on January 22, 2019 at 4:00 P.M.

## 6. Executive Session at 5:15 P.M.

*a. Per MRS Title 1, Section 405.6.C; Discussion of Land Acquisition*

## 7. Action Items Following Executive Session

*Item 6 and 7 were addressed later in the meeting.*

## 8. Correspondence, Presentations and Other Pertinent Information

### a. Request to Support 2019 Winter Carnival; Chamber of Commerce

**Motion** was made by Selectman Lone to support the Greater Lakes Region Chamber of Commerce 2019 Winter Carnival; second from Vice-Chairman Zaidman. 5 approve/0 oppose

b. Eastern Slope Airport Authority Appointment; G. Frederick Packard

**Motion** was made by Vice-Chairman Zaidman to nominate G. Fred Packard to the Eastern Slope Airport Authority; second from Selectman Lone. 5 approve/0 oppose

9. Public Hearing at 5:30 P.M.

a. Special Amusement Permit Application from Campfire Bridgton, Inc.

10. Action Items Following Public Hearing

a. Special Amusement Permit Application from Campfire Bridgton, Inc.

Item 9 and 10 were addressed later in the meeting.

11. New Business

a. Awards and Other Administrative Recommendations

1. Community Development Grant Funds Program Year 2019-20 Schedule

The Board received a memo regarding CDBG 2019-20 schedule as well as a program application detailing qualifications and requirements. The Board opted to review the program at 3:00 P.M. on January 22, 2019.

2. Committee Application to Board of Appeals; Bruce Hancock

Bruce Hancock submitted an application of interest in serving on the Board of Appeals. Mr. Hancock shared his work experience and responded to several questions asked by the Board. **Motion** was made by Selectman Murphy to appoint Bruce Hancock to the Board of Appeals for a five year term (January 9, 2019 until September 26, 2024; second from Selectman Packard. 5 approve/0 oppose

3. Authorize Commencement of a Dangerous Building in Superior Court

**Motion** was made by Vice-Chairman Zaidman that the town attorneys are authorized and directed to file a lawsuit seeking a demolition order for this property in Maine Superior Court in accordance with 17 M.R.S. 2851 (4) and that this approved vote may be incorporated into a future lawsuit showing the Board's action authorizing and directing such lawsuit on the Town's behalf; second from Selectman Lone.

5 approve/0 oppose

b. Permits/Documents Requiring Board Approval

1. Certificate of Commitment of Sewer User Rates #218

**Motion** was made by Vice-Chairman Zaidman to commit the August 1, 2018 to October 31, 2018 Sewer User Rate Commitment #218 comprising of three pages totaling \$14,893.73 to the Treasurer for collection; second from Selectman Murphy. 5 approve/0 oppose

2. Victualer's License; Magic Lantern, LLC

**Motion** was made by Selectman Lone to approve a Victualer's License renewal for Frank Howell doing business as the Magic Lantern, LLC; second from Vice-Chairman Zaidman. 5 approve/0 oppose

3. Victualer's License; Campfire Bridgton, Inc.

**Motion** was made by Vice-Chairman Zaidman to approve a Victualer's License renewal for Campfire Bridgton Inc. doing business as Campfire Grille; second from Selectman Packard. 5 approve/0 oppose

9. Public Hearing at 5:30 P.M.

a. Special Amusement Permit Application from Campfire Bridgton, Inc.

Chairman Eastman opened the public hearing at 5:30 P.M. to accept written and oral comments on a special amusement permit application from Campfire Bridgton, Inc. There were no public comments. Chairman Eastman closed the hearing at 5:31 P.M.

10. Action Items Following Public Hearing

a. Special Amusement Permit Application from Campfire Bridgton, Inc.

**Motion** was made by Vice-Chairman Zaidman to approve the special amusement permit application from Campfire Bridgton, Inc; second from Selectman Packard. 5 approve/0 oppose

6. Executive Session at 5:15 P.M.

a. Per MRS Title 1, Section 405.6.C; Discussion of Land Acquisition

**Motion** was made by Vice-Chairman Zaidman to enter into executive session at 5:33 P.M. per MRS Title 1, Section 405.6.C for discussion of land acquisition; second from Selectman Lone. 5 approve/0 oppose

**Motion** was made by Vice-Chairman Zaidman to come out of executive session at 6:45 P.M.; second from Selectman Murphy. 5 approve/0 oppose

7. Action Items Following Executive Session

**Motion** to Authorize Real Estate Purchase for Wastewater Project was made by Selectman Lone: I move that the Town Manager be authorized in the name and on behalf of the Town to purchase real estate of Bridgton Health Care Associates, LP, located on the easterly side of Route 302 in the Town (Tax Map 9, Lot 65), for the purchase price of \$55,000; to execute and deliver a Purchase and Sale Agreement for that purpose in form presented to this meeting with such changes as the Town Manager determines in consultation with legal counsel to be in the interests of the Town; and to execute and deliver such other documents and instruments and take such other actions as the Town Manager deems necessary in connection with the purchase of that real estate; second from Vice-Chairman Zaidman. 5 approve/0 oppose.

**Motion** to Authorize Wastewater Engineering contract was made by Vice-Chairman Zaidman: I move that the Town Manager be authorized in the name and on behalf of the Town to execute and deliver a contract for Woodard & Curran, Inc., to provide engineering services for the Town's Wastewater Treatment Facility and Sewer Collection System Project for the sum of \$2,712,000 in fees and \$100,000 in reimbursable expenditures, said contract to be in form presented to this meeting with such changes as the Town Manager determines in consultation with legal counsel to be in the interests of the Town; and that all previous actions, if any, of this Board and of any Town officials not inconsistent herewith in connection with the authorization, execution, and delivery of that contract be ratified and confirmed in all respects; second from Selectman Packard. 5 approve/0 oppose

4. Quit-Claim Deed-Map 25 Lot 3; 494 Main Street

**Motion** was made by Selectman Lone to sign a Quit Claim Deed to Frederick J. Thompson; second from Vice-Chairman Zaidman. 5 approve/0 oppose

5. HEB Contract (Main Street Streetscape)

Colin Dinsmore, HEB Engineers, submitted a photograph of the light post and lamp which will be posted to the website for public viewing. Mr. Dinsmore responded to several questions asked by the Board. Board Members voiced concerns regarding the number of hours for construction administration which Mr. Dinsmore responded that field observation by an engineer will depend on the activities. Mr. Dinsmore reported that there are formatting issues to the punch list within the document and will correct those. Board Members also voiced concerns that the project that was presented to the voters has been amended, including the removal of adding color to the sidewalks to which Mr. Dinsmore responded that the color was removed for ease in future improvement but will add the color back in. Chairman Eastman asked if digital copies of easement documents will be made available to which Mr. Dinsmore responded, "yes;" Town Manager Peabody added that those

documents will also be filed with the Registry of Deeds. Town Manager Peabody will add language that the Board will be kept informed through updates as well as three meetings (initial, status, final) with the HEB.

**Motion** to authorize Upper Main Street Engineering contract was made by Chairman Eastman: I move that the Town Manager be authorized in the name and on behalf of the Town to execute and deliver a contract for HEB Engineers, Inc., to provide engineering services for the Town's Phase II Main Street Streetscape Project for the sum of \$177,250, said contract to be in form presented to this meeting with such changes as the Town Manager determines in consultation with legal counsel to be in the interests of the Town; second from Vice-Chairman Zaidman. 5 approve/0 oppose

#### 6. Milone & MacBroom, Inc. Contract (Lower Main Street Reconstruction)

Chairman Eastman passed over this agenda item and directed it to the January 22, 2019 Meeting.

##### c. Selectmen's Concerns

- **Selectman Packard** had no concerns.
- **Selectman Murphy** had no concerns.
- **Vice-Chairman Zaidman** voiced concerns about comments made at the last Board Meeting regarding the wastewater system and comments that the Board may have misled the taxpayers. He re-reviewed the numbers and the system is at full capacity according to the Maine Department of Environmental Protection. He believes that Doug Oakley owes the town staff an apology.
- **Selectman Lone** had no concerns.
- **Chairman Eastman** reiterated the importance of the final print for the streetscape design and it being adhered to.

##### 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**

An important reminder that with winter weather upon us, it is important to keep your driveways and private roads cleared and sanded so that, if the need arises, emergency personnel can safely access your property.

Regarding weather events, please be aware that we post information on the Town's Facebook page and the Town's website. Additionally, all the local television channels are notified when the Town Office closes.

Congratulations to Charisse Keach, Finance Officer, on her re-certification as a Certified Municipal Treasurer. Certification requires that applicants receive training in a number of courses that relate to their field of expertise.

MDOT has notified the Town of a resurfacing project on Route 302 going out to bid this March. The project begins .10 miles east of Route 35 in Naples and extends 7.19 miles to Route 117 in Bridgton. It is important to note that no permit to open this segment of highway will be granted for a period of 3 years with very limited exceptions.

Officer Donald McCormick has reigned from the Police Department effective 01/17/19. We thank him for his service to the Town and wish him the best with his new endeavor.

We received the following note via Facebook just before Christmas:

*"Hi, my name is Brian Burbank. I'm an Army Major currently serving on Active Duty, but I am originally from Sidney, Maine. I was at Arlington National Cemetery last Saturday with my family for Wreathes Across America, laying wreaths on our Nation's heroes graves. I had the pleasure and honor to lay a wreath on SGT George Libby's grave. Because he had earned the Medal of Honor, I did a quick google search and found he was in Bridgton, Maine. It felt good to honor someone who had put his life on the line to save others. SGT Libby's*

*sacrifice enables others to live. I'm glad I had, by complete coincidence, had the chance to honor one of Maine's own. Thanks."*

A reminder that the 2019 dog licenses are available for renewal.

Before you tonight are the November financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 42% for the month. Revenues are at 59.9% and Expenditures at 45.6%."

Deputy Town Manager Fleck read the following into the record:

"It is the intent of the Town Clerk to make sure that **agendas for the Board of Selectmen's** meetings are posted on the Town of Bridgton's website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org) as soon as they are finalized. If for some reason, such as inclement weather, the meeting is cancelled notice is posted promptly. If you are planning on attending the Board of Selectmen's meeting please make sure that the meeting has not been cancelled by monitoring the website and facebook. The Town's website also gives the option to sign up for email alerts so if a meeting is cancelled you will receive notification.

The annual **winter carnival** is scheduled for Saturday, February 16, 2019 at Highland Lake with food and events including freezing for a reason which benefits Harvest Hills Animal Shelter and finishing with fireworks on the lake. The information will be posted on our website as well as the Chamber of Commerce website at [mainelakeswintercarnival.com](http://mainelakeswintercarnival.com) or by calling the Chamber at 647-3472.

I would like to take this opportunity to thank **Officer Donald "Mac" McCormick** for his years of service to the Bridgton Police Department and the Community. Mac worked 2 years in the Town of Bethel before coming to Bridgton to dedicate 12 years to our town. I would like to wish him the very best of luck in his next endeavor. Good Luck Mac!"

## 12. Old Business

### a. Wastewater Expansion Update

Town Manager Peabody encouraged the public to visit the website and Facebook page as bi-weekly updates are being posted.

### b. Streetscape Projects Update

There were no updates at this time.

## OTHER

Vice-Chairman Zaidman asked if there has been any interest from the committees about serving on the new liaison committee to which Town Manager Peabody responded that he has not heard anything as of yet but will have the executive secretary follow up.

## 13. Treasurer's Warrants

**Motion** was made by Selectman Lone for approval of Treasurer's Warrants numbered 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 and 63; second from Vice-Chairman Zaidman. 5 approve/0 oppose

## 14. Public Comments on Non-Agenda Items

Cathy Dipietro reported discrepancy between the equivalent user rates and the state subsurface requirements to which Vice-Chairman Zaidman provided clarification and encouraged her to contact the MDEP.

As an individual member of the Planning Board, Deb Brusini encouraged the Board to stay with the current law firm unless there is a substantial reason to change; she added that they have been exceptionally helpful on complex issues and appreciates their expertise.

15. Dates for the Next Board

- January 9, 2019 (5:00 P.M. Workshop to Discuss Legal)
- January 22, 2019
- February 12, 2019

16. Adjourn

Chairman Eastman adjourned the meeting at 7:49 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk