

Board of Selectmen's Meeting Minutes

February 26, 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; Recreation Director Gary Colello; Finance Officer Charisse Keach

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. February 12, 2019

Motion was made by Vice-Chairman Zaidman for approval of the February 12, 2019 Board Meeting Minutes; second from Selectman Packard. 5 approve/0 oppose

4. Public Comments

Chuck Renneker reported that the Land Use Committee has completed the Land Use Ordinance and turned it over to the Planning Board. A public hearing is being held tomorrow night at 6:00 P.M. Mr. Renneker thanked the Committee Members for their work. He also thanked Deb Brusini, Planning Board liaison, for her contributions.

5. Committee Reports

Deb Brusini reported that the Ordinance Review Committee amended six ordinances that have been forwarded to the attorney for review. Hopefully these will make the June Warrant but if not, they will be considered in November.

Helen Archer reported that the Community Development Committee spent the last meeting reviewing the CDBG applications and have two more applications to review tomorrow. They are also getting an update from Justin Mclver on the hotel project.

a. Discussion of Community Development Committee and Future Recreation Opportunities

6. Correspondence, Presentations and Other Pertinent Information

a. Tractor Trailer Concerns on Cottage, Church, Gage, Fowler & Walker Street Neighborhood

The Board received an email raising concerns regarding tractor trailers using the neighborhood roads of Cottage, Church, Gage and Walker Streets. Julie Harmon shared concerns about the residential neighborhood roads not being wide enough to accommodate the large tractor trailer trucks. She noted that damage is being done to properties and requested that the Board post the roads for no through trucks. **Motion** was made by Vice-Chairman Zaidman to post the side streets (Cottage, Church, Gage, Fowler and Walker) for no through trucks; second from Selectman Lone. Town Manager Peabody suggested that the Board address this issue at a future meeting to allow the businesses in the area to provide input. Vice-Chairman Zaidman withdrew his motion and directed staff to contact the businesses in the area to advise them that this issue will be discussed at the next meeting.

b. Request for Museum Sign from Bridgton Historical Society

Julie Whelchel, Trustee of Bridgton Historical Society, has written the Board requesting the addition of a "Museum" sign on the double signpost that currently displays the "Gibbs Street Parking" sign at the corner of Gibbs Avenue and Main Street. The Historical Society Building is difficult to locate and provides valuable resources to the Town. Town Manager Peabody will gather additional information and report back to the Board at the next meeting.

7. New Business

a. Awards and Other Administrative Recommendations

1. Committee Application to Board of Appeals

a. Kevin Raday

Kevin Raday submitted an application of interest in serving on the Board of Appeals. Mr. Raday was not able to attend the meeting. Chairman Eastman shared some information he received via email.

b. Patricia Schulte

Patricia Shulte withdrew her application of interest in serving on the Board of Appeals.

c. Gregory Watkins

Gregory Watkins submitted an application of interest in serving on the Board of Appeals. Mr. Watkins shared his work experience and goals.

d. Kappy Sprenger

Kappy Sprenger submitted an application of interest in serving on the Board of Appeals. Ms. Sprenger appeared before the Board on February 12, 2019.

e. Donna Joss

Donna Joss submitted an application of interest in serving on the Board of Appeals. Ms. Joss appeared before the Board on February 12, 2019.

Motion was made by Selectman Lone to appoint Donna Joss as a regular member to the Board of Appeals; motion fails for lack of a second.

Motion was made by Selectman Packard to appoint Kevin Raday as an alternate member to the Board of Appeals; second from Selectman Lone. 5 approve/0 oppose

Motion was made by Selectman Packard to appoint Gregory Watkins as an alternate member to the Board of Appeals; motion fails for lack of a second.

Motion was made by Selectman Packard to appoint Gregory Watkins as a regular member to the Board of Appeals; second from Selectman Packard. 4 approve/1 oppose (Selectman Lone was opposed)

Motion was made by Selectman Lone to appoint Donna Joss as an alternate member to the Board of Appeals; second from Vice-Chairman Zaidman. Ms. Joss respectfully declined the alternate position. As a result, no vote was taken.

Motion was made by Selectman Lone to appoint Kappy Sprenger as an alternate member to the Board of Appeals; second from Vice-Chairman Zaidman. 5 approve/0 oppose

2. Dedication of 2017/2018 Annual Town Report

The 2017/2018 Annual Report is being prepared. It has been past practice to dedicate the report to an individual(s) or organization. **Motion** was made by Selectman Lone to dedicate the 2017/2018 Annual Town Report to Ray Turner; second from Selectman Eastman. 5 approve/0 oppose

3. CDBG Application Recommendations from the Community Development Committee

The Community Development Committee has met and voted their recommendations for funding from the Community Development Block Grant Program 2019-20 Program.

Selectman Lone stated that she will recuse herself from discussion and vote on the application for the navigator program at the Bridgton Community Center due to a potential conflict of interest.

Discussion ensued.

Motion was made by Vice-Chairman Zaidman to accept the recommendations from the Community Development Committee and to set a public hearing for March 12, 2019; second from Selectman Murphy. 5 approve/0 oppose/1 recusal (Selectman Lone recused herself)

4. Schedule Workshop with Recycling Committee

The Recycling Committee is requesting a workshop with the Board. The Board directed staff to reach out the Committee to coordinate a Saturday morning workshop session.

5. Schedule Budget Review

The Board has been presented with the Town Manager’s Proposed Budget for review. The Board opted to conduct budget workshop meetings on February 28, March 1, March 4, March 5, March 7 and March 13.

6. Accounting Assistant Assistance

Town Manager Peabody requested an expenditure from the Wastewater Unassigned Fund Balance to engage our current auditing firm to ensure that the Town’s reporting and procedures are in accordance with Governmental Auditing Standards (GASB) board requirements. The reason for the funding request is the Federal and State requirements the Town will have to meet for both funding and grant oversight related to the Wastewater Expansion Project. **Motion** was made by Selectman Lone to approve the expenditure of up to \$33,750 from the Wastewater Unassigned fund balance for professional accounting services provided by Berry-Talbot-Royer; second from Vice-Chairman Zaidman. 5 approve/0 oppose

b. Permits/Documents Requiring Board Approval

1. Abatements/Supplements

ABATEMENTS

Tax Year	Abate No.	Type	Account No.	Map/Lot	Owner	Abated Value	Abated Tax	Reason
2018	18-13	RE	1025	8/11A	New England Capital Investments	\$7,120.00	\$105.38	Foreclosure was only for half acre.
2018	18-14	RE	5842	9/27F/10	Sandra J. Bressette	\$9,031.00	\$133.66	Dimension correction.
2018	18-15	RE	0629	5/85/1	Nouria Energy Bridgton, LLC	\$230,100.00	\$3,405.48	Partially owned by separate company.

2018	18-16	RE	0437	5/6	Janet Boothby Merrill	\$65,529.00	\$969.83	The building was moved and the land was adjusted to reflect the seasonal building and frontage quality.
2018	18-17	RE	0441	5/10/TG	Janet Boothby Merrill	\$85,934.00	\$1,271.82	Removal of a building and adjusted land value accordingly.
2013 excised.	13-49	PP	0449	0/0	Nancy & Hanna Kucker	\$19,205.46	\$259.85	Trailer was
2014 excised.	14-37	PP	0449	0/0	Nancy & Hanna Kucker	\$29,090.00	\$409.01	Trailer was
2015 excised.	15-23	PP	0449	0/0	Nancy & Hanna Kucker	\$29,090.00	\$399.99	Trailer was
2016	16-25	PP	0449	0/0	Nancy & Hanna Kucker	\$29,090.00	\$431.99	Trailer was excised.
2017	17-14	PP	0449	0/0	Nancy & Hanna Kucker	\$29,090.00	\$445.08	Trailer was excised.
2018	18-18	PP	0449	0/0	Nancy & Hanna Kucker	\$29,090.00	\$430.53	Trailer was excised.
2013	13-50	PP	0467	0/0	Jan Stryjewski	\$30,305.00	\$410.03	Uncollectible as trailer and owner cannot be located.
2014	14-38	PP	0467	0/0	Jan Stryjewski	\$33,340.00	\$468.76	Uncollectible as trailer and owner cannot be located.
2015	15-24	PP	0467	0/0	Jan Stryjewski	\$33,340.00	\$458.43	Uncollectible as trailer and owner cannot be located.
2016	16-26	PP	0467	0/0	Jan Stryjewski	\$33,340.00	\$495.10	Uncollectible as trailer and owner cannot be located.
2017	17-15	PP	0467	0/0	Jan Stryjewski	\$33,340.00	\$510.10	Uncollectible as trailer and owner cannot be located.
2018	18-19	PP	0467	0/0	Jan Stryjewski	\$33,340.00	\$493.43	Uncollectible as trailer and owner cannot be located.
2013	13-51	PP	0439	0/0	Douglas Cheever	\$16,380.00	\$221.62	Trailer was excised.
2014	14-39	PP	0439	0/0	Douglas Cheever	\$18,020.00	\$253.36	Trailer was excised.
2015	15-25	PP	0439	0/0	Douglas Cheever	\$18,020.00	\$247.78	Trailer was excised.
2016	16-27	PP	0439	0/0	Douglas Cheever	\$18,020.00	\$267.60	Trailer was excised.
2017	17-16	PP	0439	0/0	Douglas Cheever	\$18,020.00	\$275.71	Trailer was excised.

2018	18-20	PP	0439	0/0	Douglas Cheever	\$18,020.00	\$266.70	Trailer was excised.
2007	07-65	PP	0493	0/0	Linda Mayo	\$6,885.00	\$78.83	Business gone.
2008	08-46	PP	0493	0/0	Linda Mayo	\$9,180.00	\$111.72	Business gone.
2009	09-56	PP	0493	0/0	Linda Mayo	\$9,180.00	\$110.07	Business gone.
2010	10-54	PP	0493	0/0	Linda Mayo	\$9,180.00	\$112.00	Business gone.
2011	11-41	PP	0493	0/0	Linda Mayo	\$9,180.00	\$116.59	Business gone.
2012	12-43	PP	0493	0/0	Linda Mayo	\$9,640.00	\$126.28	Business gone.
2013	13-52	PP	0493	0/0	Linda Mayo	\$10,080.00	\$136.38	Business gone.
2014	14-40	PP	0493	0/0	Linda Mayo	\$10,080.00	\$141.72	Business gone.
2015	15-26	PP	0493	0/0	Linda Mayo	\$10,080.00	\$138.60	Business gone.
2016	16-28	PP	0493	0/0	Linda Mayo	\$10,080.00	\$149.69	Business gone.
2017	17-17	PP	0493	0/0	Linda Mayo	\$10,080.00	\$154.22	Business gone.
2018	18-21	PP	0493	0/0	Linda Mayo	\$10,080.00	\$149.18	Business gone.
2018	18-22	RE	3977	39/43	Lawrence A. Wold	\$12,818.00	\$189.71	Correction to switch buildings. Abatement reflects adjustment to two lots.
GRAND TOTALS						\$992,397.46	\$14,346.20	

SUPPLEMENTS

TAX YEAR	NO.	TYPE	ACCT NO.	OWNER	TAXABLE VALUE	TAX/PENALTY	REASON
2018	18-09	RE	5943	Marta Piccinini	\$40,000	\$592.00	Correction of foreclosure.
2018	18-10	RE	5942	Nouria Energy Corp.	\$230,100	\$3,405.48	Breaking value out for BETR reimbursement.
GRAND TOTALS					\$270,100	\$3,997.48	

Motion was made by Vice-Chairman Zaidman to approve the recommended February 26, 2019 tax abatements totaling \$14,346.20 and Supplemental Tax Certificate totaling \$3,997.48; second from Selectman Packard. 5 approve/0 oppose

2. Victualer's License to Happy Valley Popcorn

Motion was made by Vice-Chairman Zaidman to take this item off the table. Motion was made by Vice-Chairman Zaidman to approve the Victualer's License to Al Bottone and Matthew DiBenedetto, doing business as Happy Valley Popcorn Co., conditioned upon plumbing being installed, inspected and approved; second from Selectman Murphy. 5 approve/0 oppose

3. Ratification of Funds for Public Works

The Public Works Director needed to undertake emergency repairs to the motor of one of the Town's plow trucks. Town Manager Peabody authorized him to have the work done and was seeking ratification of this decision as it required allocating the funds from the Public Works Equipment Reserve Fund (under the guidelines of the policy, withdrawals exceeding \$10,000 need Board approval). **Motion** was made by Selectman Packard to ratify the withdrawal of up to \$16,000 for emergency motor repairs to the Sterling LT7500 plow truck; second from Selectman Murphy. 5 approve/0 oppose

4. Annual Road Posting

Depending on the weather, we usually post our public ways for load limits on or about the first of March through May 1. This is done to protect our roadways from damage during the thaw cycle. The following public ways are posted in accordance with MRS Title 29A Section 2395.

SOUTH BRIDGTON: Burnham Road, Willis Park Road, Ingalls Road, Fosterville Road (to end), Winn Road, Swamp Road, North Road, Raspberry Lane and Camp Pondicherry Road, Wildwood and Moose Cove Lodge.

WEST BRIDGTON: Mountain Road, Hio Ridge Road, Sam Ingalls Road, Whitney Road, Highland Pines Road, Millbrook Road, Harmon Road, Issac Stevens Road, Kilgore Road, Cedar Drive, East Pondicherry Road, West Pondicherry Road and South Bay Road (Knights Hill Development).

NORTH BRIDGTON: Highland Road, Chadbourne Hill Road, Upper Ridge Road, Middle Ridge Road, Monk Road, Kimball Road, Highland Point Development.

VILLAGE AREA: Kansas Road, Pond Road, Dugway Road, Mt. Henry Road, Zion Hill Road.

Motion was made by Vice-Chairman Zaidman to approve the March 1st through May 1st Notice of Road Posting pursuant to MRS 29A 2395; second from Selectman Murphy. 5 approve/0 oppose

5. Accept Payment and Approve Quitclaim Deed to Christine Ryan: Parcel 13/37B

Christine Ryan, pursuant to the Town's Tax Acquired Policy and Procedures revised 1/22/08 is requesting that the Town quitclaim Map 13 Lot 37B back to her having paid the required fees. The Code Enforcement Officer has inspected the property and submitted a memo finding no violations. **Motion** was made by Selectman Packard to accept payment and approve a Municipal Quitclaim Deed to Christine Ryan for property described as Map 14 Lot 37B on the Town of Bridgton Tax Maps; second from Selectman Murphy. 5 approve/0 oppose

6. Authorize Eviction Lawsuit Against Jo-Anne Connolly / First and Last Resort Motel Pursuant to 36 M.R.S. § 943.

Due to unpaid taxes on this property, the Town recorded a tax lien certificate at Book 34173 and Page 248 of the Cumberland County Registry of Deeds. The tax lien mortgage against Ms. Connolly's property at 461 Portland Road foreclosed by operation of law on January 21, 2019. The Town is now the legal owner of the property.

In light of the Select Board's Consolidated Tax Acquired Property Policy and Bid Procedures for the Disposition of Tax Acquired Policies (Feb. 13, 2014), the Select Board should consider, among other issues, whether the Town's best interest might be served by disposing of the property immediately. The Select Board might also consider if and when the occupants of the tax-acquired property might be required to vacate the premises.

In order for the Town to take possession of this tax-acquired property, the Select Board should consider bringing an eviction lawsuit against Ms. Connolly (and any other occupants).

Motion was made by Vice-Chairman Zaidman for approval of the following:

1. The Town attorneys at Drummond Woodsum are authorized and directed to file a Rule 80D "forcible entry and detainer" (eviction) proceeding against Ms. Connolly in Maine District Court. The Town attorneys will consult with the Town Manager in pursuing Ms. Connolly's eviction.
2. This approved vote may be incorporated into a future Rule 80D lawsuit as may be necessary to show the Town's authorization for that lawsuit.

second from Chairman Eastman. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman Packard** asked for the status of iPads for the Board. Chairman Eastman responded that he will be making an appointment with Apple.
- **Selectman Packard** noted that his email is not working and as a result, he missed a meeting with the airport authority; Selectman Murphy added that his email is not working either. Deputy Town Manager Fleck encouraged both members to meet with Executive Secretary Jerusha Murray to resolve this issue.
- **Selectman Murphy** asked for the status of the Memorial School. Town Manager Peabody reached out to the school department after the last meeting and is gathering additional information for discussion at the March 26th meeting.
- **Vice-Chairman Zaidman** had no concerns.
- **Selectman Lone** had no concerns.
- **Chairman Eastman** had no concerns.

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

Deputy Town Manager Fleck read the following into the record:

"With winter continuing to use Bridgton as its hub to drop lots and lots of snow, with no end in sight, it is important that you make sure to keep your **roadways, driveways and walkways cleared of snow and ice and sanded** to allow for emergency access if need be. There is **sand** available, for residential use only and at no charge, at the Public Works Garage for as long as the sand continues to be available to the Town. It is important that this resource continue for our residents so please respect the two bucket limit and as an FYI this area is monitored by surveillance cameras. Please give **Public Works equipment and personnel** the space they need to clear snow. The less interruption they have the sooner the job is done! **Nomination papers** will be made available at the Town Clerk's office on Friday, March 1st for the following offices: One (1) Selectman/Assessor/Overseer of the Poor for three (3) year term; Two (2) Planning Board Member for a three (3) year term; One (1) Planning Board Alternate Member for a three (3) year term; One (1) MSAD 61 Director for a two (2) year term; Two (2) MSAD 61 Director for a three (3) year term; One (1) Trustee of the Water District for a three (3) year term.

Warming Center A **warming center** has been set up at the Bridgton Community Center, 15 Depot Street, Bridgton for the past couple of days and will be open again tomorrow, Wednesday, February 27th 9:00a.m. to 5:00p.m for people to take refuge from the cold. The Community Center is a pet friendly facility. For more information, please call the Bridgton Community Center at 207-647-3116.

Municipal Job Opportunities The following positions are currently open for submittal of an application: Fire Chief; Lifeguards; Water Safety Instructors; Youth Development Professionals and Counselor in Training for Summer Camp and Community Development Director. More information is available on the Town of Bridgton website at www.bridgtonmaine.org

Fire Department The Fire Department would like to thank all the citizens who have assisted in keeping the **hydrants** clear this winter and additionally would like to thank Deputy Chief's Paul Field Jr and Eric Field; Captains Brad Vincent, Tom Harriman, Nathan Frank; Firefighters Adam Cook, Ernest Field, Dalton Hulsey, Jordan Libby, Richard Meek, Doug Ross, Jason Tausek and Chaplain/Firefighter Michael Zullo for hydrant detail. To date we have received 35 applications for the **position of Fire Chief**. The application deadline is Friday, March 1, 2019.

Recreation On Friday, February 15th the Bridgton Ice Rink had a ribbon cutting grand re-opening ceremony to celebrate recent renovations and improvements. It was well attended by at least 30 citizens, Town Manager Bob Peabody, as well as Lee Eastman, Board of Selectman Chairman, who officiated the ribbon cutting, Vice Chairman Zaidman; Selectboard member Carmen Lone and Jeff Blake, Gutter Werks, contractor in charge of the renovations and Recreation Director Gary Colello. Congratulations to Rebekah Knights, winner of the raffle for a pair of ice skates of choice. The rink remained open following the ceremony so attendees could take advantage of the perfect ice skating conditions. Hours of operation are dependent on ice conditions. Contact Recreation Director at 207-647-1126. **Registration for spring and summer programs** is currently open with registration available on line at www.bridgtonmaine.org or by contacting Recreation Director Gary Colello at 207-647-1126.

Spring Even though it may not seem it right now, spring will come. Until then enjoy the winter season by staying active and participating in winter hiking, snowshoeing, skiing (cross country and downhill), ice fishing, ice skating, and for other types of recreation opportunities indoor/outdoor contact the Recreation Director Gary Colello at 207-647-1126.

Don't hold your breath.....but there is only 23 days until spring!"

8. Old Business

a. Wastewater Status Update

Town Manager Peabody reported minimal changes since the last meeting. He is still working on road access and the survey continues. Updates from the engineer are posted on the website and the project will move faster as the snow starts to disappear.

b. Streetscape: Upper and Lower Main Street Status Update

Colin Dinsmore, PE was present. Mr. Dinsmore submitted and reviewed a project update report (see attached). The date for bid advertisement has been moved ahead to allow one final product presentation at the next Board Meeting on March 12th.

9. Treasurer's Warrants

Motion was made by Selectman Lone for approval of Treasurer's Warrants numbered 73, 74 and 75; second from Vice-Chairman Zaidman. 5 approve/0 oppose

10. Public Comments on Non-Agenda Items

Greg Watkins thanked the Public Works Department for a great job in cleaning up the snow. Mr. Watkins suggested that a "yield" sign or "one vehicle at a time" sign be placed on the east side of the bridge on Smith Avenue. The Town Manager will review this concern with the Police Chief and Public Works Director.

Deb Brusini noted that the sign ordinance does not apply to signs installed by the Town.

Deb Brusini requested that the Town advertise on the website for more members to the Ordinance Review Committee.

11. Dates for the Next Board of Selectmen's Meetings

March 12, 2019

March 26, 2019

Budget Meetings: February 28th, March 1st, March 5th, March 7th, March 13th

12. Adjourn

Chairman Eastman adjourned the meeting at 6:45 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk