

Board of Selectmen's Meeting Minutes

January 14, 2020; 5:00 P.M.

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

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Deputy Town Clerk Suzzanah Forsythe; Community Development Director Linda LaCroix; Code Enforcement Officer Brenda Day

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 10, 2019

Motion made by Selectman Lone for approval of the minutes from the December 10, 2019 Board meeting; second from Selectman Packard. 5 approve/0 oppose

b. January 3, 2020

Motion made by Selectman Lone for approval of minutes from the January 3, 2020 Board meeting; second from Selectman Packard. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Lone Walters gave an update on his assisted living project (Memory Center). He has a contract on a parcel on North High and looking to start construction in the spring. His attorney mentioned that they are working with the Planning Board to add assisted living to the inner corridor.

Joshua Quint gave an update on the work he is doing with the Planning Board regarding medical marijuana and asked that all the questions on the size of cultivation go before the voters, so they have a say in the size of cultivation allowed. Deb Brusini from the Planning Board updated that there are four questions regarding medical and four regarding adult use (eight total questions) and they will all be addressed through ordinance as the State has four tiers on cultivation.

5. Committee Reports

Bob McHatton from the Community Development Committee reported that Helen Archer is doing much better and hoping to be back soon. He also states the Nel Ely had an idea about painting a business mural and has directed her to the Town Manager.

Bob McHatton and Greg Bullard from the CDC informed the Board that they are looking to start a sub-committee to help with the mission of starting a performing arts center.

Chairman Eastman brought agenda item 7 forward at 5:30 P.M.

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

a. Special Amusement Permit Application from Campfire Grille

Chairman Eastman opened the public hearing at 5:30 P.M. There were no public comments. Chairman Eastman closed the Public Hearing at 5:31 P.M.

8. Action Items Following Public Hearing

a. Special Amusement Permit Application from Campfire Grille

Motion made by Vice-Chairman Zaidman to approve a Special Amusement Permit Application for Campfire Grille; second by Selectman Murphy. 5 approve/0 oppose

5. Committee Reports continued

Deb Brusini provided an update on the Ordinance Review Committee. Vice-Chairman Zaidman mentioned that two members will not be at the next Board meeting however, they application from Mary Tworog will be on the agenda.

6. Correspondence, Presentations and Other Pertinent Information

a. Request from Greater Bridgton Lakes Region Chamber of Commerce to Support 2020 Winter Carnival on February 15, 2020

Motion made by Vice-Chairman Zaidman to grant permission to the Greater Lakes Region Chamber of Commerce to use Highland Lake Beach for the 2020 Winter Carnival; second by Selectman Packard. Vice-Chairman Zaidman asked if they have talked to the committee about the mess that was left last year. Deputy Town Manager Fleck responded that she has correspondence with them regarding the cleanup and the hole that is cut for the freezing for a reason. Selectman Lone also requested that they complete a Use of Town Property application for future events. 5 approve/ 0 oppose

b. Bridgton Historical Society; Request Designation as Official Repository

Ned Allen from the Historical Society informed the Board that they have many Town Historical Documents that he did not realize should be at the Town unless he has permission from the Board to keep them. He stated that they have proper concrete vaults that are temperature controlled and only allow the documents to be viewed under supervision. Additionally, they are looking into getting better shelving for ease in finding documents. **Motion** made by Vice-Chair Zaidman to have the Town Manager to investigate the cost of getting our vault climate controlled and what would be needed; second by Selectman Murphy. Selectman Lone asked what the liability is on having some of the records housed at the Historical Society to which Ned stated that he would not want to keep them unless he has permission granted from the Board. Motion amended to permit permission while the Town Manager does research. 5 approve/0 oppose

c. 271 Main Street Property

Attorney Michael Friedman representing Maine Echo Homes informed the Board that this property was purchased from the McDonalds mid-December and they were unaware of the dangerous building filed with the Registry of Deeds. The problem with this is if they demo the building now, they must build within a year because it is in Shoreland Zoning and asked the Board for forbearance until MEH find tenants for the new space. Steve Richard from MEH informed the Board they plan to build a mixed-use building with courtyard table seating intended for a restaurant and apartments on the second story however, they do not want to build until they find the right tenants for the space before they build. Vice-Chairman Zaidman stated that when they filed this with the registry the top was falling onto the sidewalk and were concerned for the public's safety. Since then the facade has been removed. Board agreed to give them one month to get a report from the engineer saying the building is sound and is not dangerous to the public.

d. Overview of Economic Development Study; Ryan Wallace

Ryan Wallace gave a review of the Economic Study he put together. Discussion ensued. The Board asked that he comes back at another time once they have had time to properly review the study he has provided. They agreed to meet on the April 14th, 2020 meeting for further discussion.

e. 98 Highland Road

Chris representing MEH asked the Board for approval of an easement for a septic that was installed on Town property. Discussion ensued. **Motion** made by Selectman Lone table this until the January 28th, 2020; second by Vice-Chairman Zaidman. Chairman Eastman asks them to have the septic redesigned by the engineer giving them possible options on placement also asks that the engineer be present for the meeting. 5 approve/ 0 oppose

f. Senior Tax Relief Program Ordinance

Vice-Chairman Zaidman asked how much we funded outside agencies last year Town Manager Peabody responds it was 63k. Vic-Chairman Zaidman stated that he would like to see some of those funds go into the senior tax relief. Discussion ensued. The Board will hold a workshop for additional discussion.

g. Policy Extension Request from Planning Board

Deb Brusini representing the Planning Board asked the Board for an extension to bring Non-Citizen Referendum questions to the Board. **Motion** made by Selectman Packard to approve the Planning Board's Request for extension to Tuesday February 25th, 2020; second from Selectman Murphy. 5 approve/ 0 oppose

7. Public Hearing at 5:30 P.M. / a. Special Amusement Permit Application from Campfire Grille

This item was addressed earlier in the meeting.

8. Action Items Following Public Hearing / a. Special Amusement Permit Application from Campfire Grille

This item was addressed earlier in the meeting.

9. New Business

a. Awards and Other Administrative Recommendations

1. Legal Representation; Request for Proposals

Town Manager Peabody opened discussion to see what other attorneys' options are. Chairman Eastman requested a workshop with the department heads to receive their feedback and what is needed. The Boards agrees to move forward with looking at other firms after a workshop after budgets.

4 approve /1 opposed *Selectman Lone*

b. Permits/Documents Requiring Board Approval

Selectman Murphy stepped out.

1. Certificate of Commitment of Sewer User Rates Commitment #234

Motion made by Vice-Chairman Zaidman to commit the August 1, 2019 to October 31, 2019 Sewer User Rate Commitment # 234 comprising 3 pages totaling \$15,582.51 to the Treasurer for collection; Second by Selectman Packard. 4 approve/ 0 oppose

Selectman Murphy returned.

2. Amended Personnel Policy

Motion made by Selectman Lone to approve the revised Town of Bridgton Personnel Policy effective July 1, 2019; second from Chairman Eastman. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman Packard** had none at this time.
- **Selectman Murphy** had none at this time.
- **Selectman Lone** had none at this time.

- **Vice-Chairman Zaidman** asked why there was an ice dam at the entrance of the Municipal Office once more after heating tape was installed to fix the problem. Also asked if they have heard back from Harrison regarding the Police Department; Town Manager Peabody responded that Harrison is working out the dispatch fee that they must pay with the county.
- **Chairman Eastman** asked about an update on light posts to be installed; Town Manager Peabody responded that he would check on the status of them.

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

**Manager’s Report
01/14/20**

General

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.

A reminder that 2020 Dog Licenses are available at the Town Office. Dogs not licensed after January 31st are subject to a of \$25 late fee.

Personnel

Holly Heymann has been hired as the Finance Clerk. She began her duties on January 6th.

Recreation

Winter Carnival is February 15th at Highland Lake Beach. There will be Horse Drawn Wagon Rides, a Frozen 5 Race, “Freezin for a Reason” Polar Dip to benefit Harvest Hills Animal Shelter, Ice Bar and fireworks on the Lake. Additionally, the Town Ice Rink and gym at the Town Hall will be open 9am to 8pm.

Public Services Department

New Transfer Station stickers are available at the Town Office and Transfer Station. They expire on December 31st. The cost is \$10 for a two-year sticker. A sticker is required to dispose of trash and recycling. Staff will be checking for stickers.

Reminder to the public, that from November 15th – April 14th no vehicle shall be parked on the public street or way from 11:00p.m. to 7:00a.m. per the Bridgton Traffic Ordinance. Also, as per MRSA 17A Section 505 and MRSA 29A Section 2396, no person(s) shall plow, shovel or otherwise deposit snow into the limits of any traveled public way.

Financials

Before you tonight are the October financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 33.3% for the month. Revenues are at 41.4% and Expenditures at 36.8%.

Before you tonight are the November financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 41.7% for the month. Revenues are at 56.9% and Expenditures at 44.1%.

DEPUTY TOWN MANAGERS REPORT

January 14, 2020

Bridgton Community Center

The Bridgton Community Center hosts Community Kettle Dinners on Thursdays. This is an opportunity for the community to gather in an inviting environment to eat and socialize. This Thursday the 16th beginning at 5:00p.m., cooked and served, by the Community Center Staff and volunteers is a full lasagna dinner (and who doesn't like lasagna). Needed are volunteers (individuals or businesses) to cook and serve dinner on the 23rd and 30th of January. Anyone interested is urged to contact Carmen Lone, Community Center Director, at 647-3116.

Bridgton Recreation

The Town Hall and Ice Rink are in full operation! During Winter Carnival the Town Hall and Ice Rink will be open from 9:00a.m. to 8:00p.m. with events and activities for the whole family. Please check out the schedule for times and events on the Town of Bridgton's website at www.bridgtonmaine.org or call Gary Colello, Recreation Director, at 647-1126.

10. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief update on the status of the Wastewater project.

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief update on the status of the Upper and Lower Main Street Streetscape projects. Information is available on the Town Website and on the Town Facebook Page.

12. Treasurer's Warrants

Motion was made by Selectman Lone for approval of Treasurer's Warrants numbered 69,70, 71 72, 73, 74,75,76,77,78,79, 80, and 81; second from Vice-Chairman Zaidman. 5 approve/0 oppose

13. Public Comments on Non-Agenda Items

Deb Brusini from the Planning Board informed the Board that they are preparing a chart and memo regarding license and a fee for Marijuana establishments for the Board to decide if the Municipality should include this requirement. This would be similar to the licensing currently done for restaurants and bars.

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

January 28, 2020

February 11, 2020

February 25, 2020

15. Adjourn

Chairman Eastman adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Suzzanah Forsythe
Deputy Town Clerk