

## Board of Selectmen's Meeting Minutes

March 10, 2020; 5:00 P.M.

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

Board Member Absent: Robert P. Murphy absent.

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne, Community Development Director Linda LaCroix

### 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 25, 2020

**Motion** was made by Selectman Lone for approval of the minutes from the February 25, 2020 Board Meeting; second from Vice-Chairman Zaidman. 4 approve/0 oppose

### 4. Public Comments on Non-Agenda Items

Catherine Pinkham provided the Board with a brief update on what she has been doing as local health officer for the Town of Bridgton.

Paul Tworog offered his perspective on concerns of growth and development in Bridgton.

### 5. Committee Reports

Representing the Ordinance Review Committee, Deb Brusini reported that the Committee is currently reviewing the Dog Control Ordinance and welcomed public input and attendance at their meetings.

### 6. Correspondence, Presentations and Other Pertinent Information

#### a. MSAD 61 School Budget: Al Smith, Superintendent

*This item was addressed after item b.*

#### b. Moose Pond Dam: Interim Denmark Town Manager Bertrand Kendall

Interim Town Manager Bertrand Kendall presented a request to the Board to share in the cost of an engineering assessment for work needed on the Moose Pond Dam. The Board had concerns with funding since this expense was not considered in the budget process and noted that funds, if authorized, would not be available until after June of 2021.

#### a. MSAD 61 School Budget: Al Smith, Superintendent

Superintendent Al Smith submitted and reviewed a 2020-21 cost center summary for Maine School Administrative District #61 (see attached).

Superintendent Al Smith provided a brief update of the Crooked River School Project.

c. Crosswalk Request from Mark Grenda: T. Colin Dinsmore, P.E., HEB Engineers, Inc.

Mark Grenda, Corn Shop Trading, requested that a crosswalk be added back to the Streetscape Project where one previously existed. Colin Dinsmore, PE, reported that installation would cost add approximately \$8,000 to the project. Discussion ensued. The Board asked if the property owner that would lose a parking spot in front of their building has been notified to which Mr. Dinsmore responded he has not been successful in making contact yet. **Motion** was made by Vice-Chairman Zaidman to approve the addition of a crosswalk as presented by HEB Engineering subject to consent by Andrew Lowell, owner of 186 Main Street; second from Selectman Packard. 4 approve/0 oppose

Mr. Dinsmore provided a brief update on the Streetscape Project.

d. Senior Housing at 15 Harrison Road: Laura Reading, Developers Collaborative

Representing Developers Collaborative, Laura Reading presented a proposal to construct a senior housing development at 15 Harrison Road (see attached). Staff support was requested to draft and Affordable Housing TIF Application; the Board supported this request.

## 7. New Business

a. Awards and Other Administrative Recommendations

There were no awards or other administrative recommendations.

b. Permits/Documents Requiring Board Approval

1. Annual Road Posting Ratification

From March 3 through May 1, the following roads are posted to protect them from damage during the thaw cycle. 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, Pinhook Rd, 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, Lower Main Street, Pond Road, Dugway Road, Mt. Henry Road, Zion Hill Road, Smith Ave. **Motion** was made by Chairman Eastman to ratify the Notice of Road posting; second from Vice-Chairman Zaidman. 4 approve/0 oppose

2. Accept Payment and Approve Quit Claim Deed for Tax Acquired Property

a. Bridgton Industrial Park (Map 13, Lot 93)

**Motion** was made by Vice-Chairman Zaidman to accept payment and approve a Municipal Quitclaim Deed to Bridgton Industrial Park, Inc. for property described as Map 13, Lot 93 Town of Bridgton Tax Maps; second from Selectman Packard. 4 approve/0 oppose

b. Jeffrey & Michelle Macdonald (Map 15, Lot 25-16)

**Motion** was made by Vice-Chairman Zaidman to accept payment and approve a Municipal Quitclaim Deed to Jeffrey and Michelle MacDonald for property described as Map 15, Lot 25-16 Town of Bridgton Tax Maps; second from Selectman Packard. 4 approve/0 oppose

### 3. Certificate of Commitment of Sewer User Rates Commitment #236

**Motion** was made by Vice-Chairman Zaidman to commit the October 1, 2019 to December 31, 2019 Sewer User Rate Commitment #236 comprising two pages totaling \$8,914.42 to the Treasurer for collection; second from Selectman Packard. 4 approve/0 oppose

#### c. Abatement Request from Shawnee Peak

Chet Holmes, Shawnee Peak, requested an abatement of his personal property tax for 2018 and 2019 having incorrectly filed for BETR instead of BETE Program. **Motion** was made by Selectman Packard to refund \$22,829.22 (\$11,338.00 for 2018PP and \$11,491.22 for 2019PP) to Shawnee Peak Holdings, Inc.; second from Selectman Lone. 4 approve/0 oppose

#### d. Use of Funds from the Reserve Account to Replace Heat Pumps

Kenneth Champagne representing Specialty Services submitted and reviewed a proposal to replace heat pumps in the police office area and court room area. **Motion** was made by Vice-Chairman Zaidman to approve up to \$11,372 be appropriated from the Municipal Building Reserve for the installation of two heat pumps; second from Selectman Packard. 4 approve/0 oppose

#### e. Special Town Meeting Request from Planning Board

The Planning Board requested a Special Town Meeting for action on proposed amendment to the Land Use Ordinance. Discussion ensued. **Motion** was made by Chairman Eastman to set a joint public hearing with the Planning Board on March 17<sup>th</sup> to consider the Land Use Amendments as brought forward to the Select Board by the Planning Board; second from Vice-Chairman Zaidman. 4 approve/0 oppose

#### f. Repeal of Land Use Ordinance

Vice-Chairman Zaidman read the following into the record: "Since the last comprehensive plan, the land use committee worked very hard and put in many hours to produce a document that would be easy to understand for everybody; the people applying, the code enforcement officer and the planning board. I believe it has made it more difficult, the code enforcement officer has had a hard time interpreting it and both have spent many hours trying, they also have had to call the town attorney for interpretation of the ordinance which slows down the process of applying for a permit to do anything in the way of land use. This ordinance was supposed to incorporate our subdivision, site plan review, and shoreland zoning ordinance into one land use document so that no one had to look at separate documents and wade through hundreds of pages in different ordinances to figure out what they can do. It has stopped some businesses from coming and unintentionally it has put a burden on the development because of land use in all districts, no one meant for this to happen but it has, it is too complicated and needs to be clarified it has restricted to many things again unintentionally because of the lists of allowed to use for the district, and other things that were written into it, it has devaluated property because of some of these restrictions. Again I believe it was an oversight, we have told the folks it is a work in progress and it is, but because of the hardship that it has made currently, we need to fix it not just as a problem comes up run it through the attorneys in the planning board and the CEO in the community development director and then again for a special town meeting to me this is spot zoning and it will not look favorable upon us as a community. I truly believe that this has caused mass confusion to people that want to invest in our community. I would like to apologize to the townspeople for allowing this land use ordinance to be voted on before it was ready, I do so at the request of the land use ordinance committee telling me that it was ready and we needed to start somewhere they had every good intention to have this work. I do not believe it has and I believe because of this I will make a motion. **Motion** was made by Vice-Chairman Zaidman to repeal the land use ordinance retroactively to the prior June 2019 meeting and instruct the Town Manager to have the Community Development Director and the Code Enforcement Officer work on it and fix it within a year from the

March 2020 Special Town Meeting if voted on by the townspeople, then turn it over to the Planning Board to bring it back for comment for the BOS to be placed on the warrant for town meeting in 2021. In the meantime go back to the site plan, subdivision, shoreland zoning ordinances that we had in place before the town adopted land use ordinance; second from Selectman Packard. Lengthy discussion ensued. Selectman Lone does not support the proposed repeal. 3 approve/1 oppose (Lone opposed)

g. Selectmen's Concerns

There were no concerns.

h. Town Manger's Report/Deputy Town Manager's Report

Town Manager Peabody read the following into the record:

**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.

**Personnel:** The Recreation Department is hiring seasonal employees for the summer programs. Applications are being accepted for 9 lifeguard positions, 4 water safety instructors and 8 youth development professionals. Applicants must be at least 16 years old. Contact Gary Colello, Recreation Director, for more information.

**Recreation:** After a very successful season, the ice rink has officially closed. Thanks to the Parks Department for all their help.

The Recreation Department announces that registrations are being accepted for the Spring and Summer Programs. Registration may be made on the Town's website.

**Pondicherry Park:** Loon Echo Land Trust will hold **First Mondays: Walk in Pondicherry Park** on the first Monday of every month during 2020. Meet at the Depot Street Park entrance at 12:30pm for a casual walk in the woods with LET staff.

**Public Services Department:** New Transfer Station stickers are available at the Town Office and Transfer Station. The current ones expired on December 31<sup>st</sup>. 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.

**Police Department:** The Bridgton Police Department will have a loaner speed trailer from April 6<sup>th</sup> through April 24<sup>th</sup>. It will be set up in several locations during that time period including Kansas Road, North High Street and Highland Road.

**Community Development:** A Public Hearing has been scheduled by the Planning Board on March 17 on changes to the Land Use Ordinances including amendments related to marijuana establishments. The hearing begins at 5:00pm in the Selectboard Meeting Room in Iredale Street.

The Community Development Director is meeting with residents, vendors, county officials and Representative Walter Riseman about connectivity issues including cell service and broadband. Public input is welcome. Please contact Community Development Director Linda LaCroix at 647-8786.

Deputy Town Manager Fleck read the following into the record:

## **Covid 19 (Coronavirus)**

I want to thank Catherine Pinkham, Bridgton Health Officer, for taking the time to attend necessary meetings and keeping Town officials informed. At the forefront of the news is information regarding the Coronavirus with information about the disease including side effects, precautions and statistics not to mention the impact it is having on gas and oil prices and the stock market. I can assure you that the Town of Bridgton is monitoring the situation. We have and continue to put in place policies and have regular meetings to monitor situations that may have an impact on our Town. This is no different, we are being updated by the Police Chief, the Health Officer and our EMA Director. Management with various Department Heads are being included in briefings on the virus and meetings to update us on a constant basis. When brochures or printouts are made available to us we make them available to you by posting information in our lobby and on our website. To date there are no confirmed cases in Maine. Let's keep it that way by taking every precaution necessary. There are a few more places that you can get information on this most recent virus; the Center for Disease Control at [www.cdc.gov/COVID19](http://www.cdc.gov/COVID19) and John Hopkins University and Medicine at [jhu.edu](http://jhu.edu)

For your information, I have left some brochures from the CDC at the door as you enter, please feel free to take one on your way out.

### **8. Old Business**

#### **a. Wastewater Status Update**

Town Manager Peabody provided a brief update of the wastewater status.

#### **b. Streetscape: Upper and Lower Main Street Status Update**

Town Manager Peabody provided a brief update of the upper and lower Main Street status.

### **9. Treasurer's Warrants**

**Motion** was made by Selectman Lone for approval of Treasurer's Warrants numbered 98, 99, 100, 101, 102, 103, 104 and 105; second from Vice-Chairman Zaidman. 4 approve/0 oppose

### **10. Public Comments on Non-Agenda Items**

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

March 12, 2020, March 17, 2020, March 24, 2020, April 14, 2020

### **12. Adjourn**

Chairman Eastman adjourned the meeting at 8:43 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk