

**Board of Selectmen's Meeting Minutes**  
**May 12, 2020; 5:00 P.M.**

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

Board Members Remote: G. Frederick Packard

Board Members Absent: Robert P. Murphy

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck

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. April 16, 2020

b. April 28, 2020

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the April 16, 2020 and April 28, 2020 Board Meetings; second from Selectman Lone. 3 approve/0 oppose (Packard was experiencing technical difficulties)

4. Public Comments on Non-Agenda Items

Paul Tworog voiced concerns regarding the unfavorable audit and urged the board to establish clear written procedures to address the deficiencies.

5. Committee Reports

There were no committee reports.

6. Correspondence, Presentations and Other Pertinent Information

There were no correspondence, presentations, or other pertinent information.

*7. Public Hearing at 6:00 P.M.: CDBG-CV Application Review/Recommendations from CDC*

*8. Action Items Following Public Hearing*

*These items were addressed later in the meeting at 6:00 P.M.*

9. New Business

a. Awards and Other Administrative Recommendations

There were no awards or other administrative recommendations.

b. Permits/Documents Requiring Board Approval

1. Commitment of Sewer User Rates #238

**Motion** was made by Vice-Chairman Zaidman to commit the December 1, 2019 to February 29, 2020 Sewer User Rate Commitment #238 comprising of two pages totaling \$2,115.05 to the Treasurer for collection; second from Selectman Lone. 4 approve/0 oppose

## 2. Victualer's Licenses

- a. Big Apple Bridgton #1000
- b. Big Apple Bridgton #1107
- c. Tarry A While Resort, Inc.
- d. Magic Lantern, LLC

**Motion** was made by Vice-Chairman Zaidman to approve a Victualer's License for Big Apple Bridgton #1000, Big Apple Bridgton #1107, Tarry-A-While, Resort, Inc., and Magic Lantern, LLC; second from Selectmen Lone. 4 approve/0 oppose

## 3. Approval of Budget Revisions

Town Manger Peabody provided the Board with revised budget sheets for Revenues, Police Department and Other Town Wide. Included also is a tally sheet showing each department, revenues, gross appropriations, and net appropriations. The changes I am suggesting reduces the Net Appropriations to be raised by taxation to an amount that is .17% less than last year's amount to be raised. The reduction was accomplished by reducing anticipated State Revenue Sharing by \$191,731 and increasing Use of Undesignated by \$150,000; reducing the Police Department budget in the amount of \$62,928 by eliminating the new cruiser purchase and Watchdog Automatic; and, in Other Town Wide an amount of \$45,000 by eliminating funding of the Reserve Accounts. The changes to the budget will not negatively impact the delivery of Town services. **Motion** was made by Vice-Chairman Zaidman to approve the revisions to the 2020-2021 Municipal Budget; second from Selectman Lone. 4 approve/0 oppose

## 4. Documents for Placement of Referendum Questions on Ballot

- a. Town of Bridgton Select Board Order to Place Referendum Questions on the July 14, 2020 Ballot

**Motion** was made by Chairman Eastman to move the Order entitled "Order to Place Referendum Questions on the July 14, 2020 Ballot" be adopted in form presented to this meeting, and that an attested copy of this Order be filed with the minutes of this meeting; second from Vice-Chairman Zaidman. 4 approve/0 oppose

- b. Certification of Proposed Ordinance Amendments to Allow and Regulate Marijuana Establishments, and Order

**Motion** was made by Vice-Chairman Zaidman to sign the Municipal Officers' Certification of Official Text proposing Ordinance Amendments to Allow and Regulate Marijuana Establishments appearing on the Annual Town Meeting Warrant; second from Selectman Lone. 4 approve/0 oppose

- c. Certification of Proposed Housekeeping Amendment to the Bridgton Land Use Ordinance to Clarify Dimensional Requirements, and Order

**Motion** was made by Selectman Lone to sign the Municipal Officers' Certification of Official Text proposing Housekeeping Amendments to the Bridgton Land Use Ordinance to Clarify Dimensional Requirements appearing on the Annual Town Meeting Warrant; second from Vice-Chairman Zaidman. 4 approve/0 oppose.

- d. Approval of Annual Town Meeting Warrant

Town Manager Peabody suggested that all articles be voted on by secret ballot. Lengthy discussion ensued. **Motion** was made by Vice-Chairman Zaidman to approve the Annual Town Meeting Warrant as presented; second from Selectman Packard. 4 approve/0 oppose

7. Public Hearing at 6:00 P.M.: CDBG-CV Application Review/Recommendations from CDC

Chairman Eastman opened the public hearing for discussion and comment on the CDBG-CV Application review and recommendations from the Community Development Committee at 6:01 P.M. Community Development Director LaCroix reported that the Community Development Committee met to review applications for CDBG-CV funding and to make recommendations to the Board for their action. The Committee voted unanimously to approve the following: \$44,000 Temporary Shelter Program; \$63,219 Rent/Utility Program; \$6,000 Food Assistance Program for a total of \$113,219. Director LaCroix added she is pleased to bring this forward. Chairman Eastman closed the hearing at 6:25 P.M.

8. Action Items Following Public Hearing

**Motion** was made by Vice-Chairman Zaidman to approve the Community Development Block Grant CV Applications as recommended by the Community Development Committee; second from Chairman Eastman.

4 approve/0 oppose

c. Selectmen’s Concerns

- **Selectman Packard** noted that the Harrison Town Office may open on May 17<sup>th</sup> on a limited basis. Deputy Town Manager Fleck responded that they have many safety precautions in place which she will share with the Board.
- **Selection Lone** had no concerns.
- **Chairman Eastman** has received negative feedback about the spraying of sidewalks by Dig Safe and hopes that they are reviewing ways to eliminate the paint once the project is complete.
- **Chairman Eastman** has reviewed the bid process that was brought to the Board’s attention at the last meeting by CIA Salvage and noted that the Town has done the bid process correctly. He added that the Board was not able to respond to the concerns raised at the last meeting without all the information.
- **Vice-Chairman Zaidman** voiced concerns about the Streetscape Project and its oversight through a “clerk of the works.” There is cracked new sidewalks, rebar and curbing that may be hit by a plow to which Public Services Director David Madsen responded that he will be meeting with the “clerk of the works” and the engineer to review any issues and concerns; he will report back to the Board. Vice-Chairman Zaidman suggested that the bill not be paid until these concerns are remedied.

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

Town Manager submitted and read the following report into the record:

“Manager’s Report  
05/12/20

**General**

The Town Office remains closed to the public in accordance with the Governor’s Executive Orders. We are planning on opening June 1<sup>st</sup> to the public. Department Heads and administrative staff continue to work remotely and at staggered intervals on site. The phone system is being manned daily.

A reminder that the First and Last Motel auction is being held Friday, May 15<sup>th</sup> at 10:00am on-site. Christopher Grant is the auctioneer.

**Personnel**

I am pleased to announce that Nikki Hamlin has accepted the position of Executive Secretary. Her first day at work will be Monday, June 15<sup>th</sup>.

**Salmon Point Campground**

Although the actual wording of Governor Mill’s Executive Order #34 says that lodging establishments such as campgrounds are closed to non-residents during the month of June, the Town has been made aware that emails sent by the staff of the Governor’s office, the Maine Department of Commerce and Community Development, and the Maine Office of Tourism have all interpreted Executive Order #34 to permit non-residents who reside in RVs at campgrounds in Maine during the month of June, and who have no other place to reside during this month, to come to Maine during the month of June provided that they quarantine in their RV

seasonal residences for 14 days from the date that they arrive in Maine. It is the present intent of the Town of Bridgton to follow this interpretation by the State unless and until the Town receives official guidance from the State of Maine to the contrary. Accordingly, on a case by case basis, the Town of Bridgton will allow seasonal lessees at Salmon Point Campground, who have no other place to live during the month of June, to reside in their seasonal RVs, camper-trailers, or park models at Salmon Point Campground during the month of June as long as they comply with the State's 14 day quarantine requirement. This interpretation is subject to change if the Town of Bridgton receives contrary guidance from the State of Maine, which we do not presently anticipate.

To summarize:

Lessees of Salmon Point Campground that live in Maine can go to the campground on June 1, 2020 and must follow current social distancing requirements.

Lessees of Salmon Point Campground that live out of state but live full time on the campground from June 1 to October 15th and who have no other place to live during this period, can go to the campground on June 1, 2020 provided they quarantine for the mandatory 14 days. **You will be required to notify Scott Cushing in advance of your arrival at (207) 504-1693.**

Lessees of Salmon Point Campground that live out of state and DO NOT LIVE FULL TIME on the campground are permitted to enter on July 1, 2020.

#### **Public Services Department**

Work has progressed nicely on changes to the Town Office parking lot and walkway. A new walkway is now in place including handicapped access on Iredale Street. The parking lot was regraded and paved. New drainage has been installed at the back of the building and landscaping of the disturbed areas is underway.

Two culverts were replaced on Ingalls Road and the road has been graded.

New picnic tables are being constructed to replace where needed.

#### **Recreation**

Georgiann will provide an update on virtual recreation activities."

Deputy Town Manager Fleck reported that Gary Colello, Recreation Director, has been doing his best keeping our citizens in shape during this stay at home period. He has offered Stretch & Balance every Friday at 10:00a.m., Senior Exercise and Social Time every Monday and Wednesday 9:00a.m. to 10:15a.m. and, to keep the brain in shape; Family Trivia Night every Thursday 6:00p.m. to 7:00p.m. For more detailed information on these and more refer to our website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org) or contact Gary Colello at 207-647-1126.

Currently there is an opening for an Administrative Assistant's Position. This is a 40 hour per week position. If interested, submit an application and resume to Linda LaCroix, Community Development Director, Town of Bridgton, 3 Chase Street, Suite 1, Bridgton. Detailed information is available on our website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org) or by calling or emailing Linda at 803-9956 / [llacroix@bridgtonmaine.org](mailto:llacroix@bridgtonmaine.org).

To finish.....I would like to remind the public to continue to maintain your social distances. Spring is allowing you to get out, go for a hike, bike, canoe, fish, barbecue, prep your gardens....breathe in the fresh air and begin enjoying some of the allowable businesses....all while maintaining your social distances. It's the best way to stop the spread and flatten the curve!

Chairman Eastman commented that the lower parking lot and sidewalks at the municipal building look a lot better.

#### **10. Old Business**

a. Wastewater Status Update

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief wastewater status update and a brief upper and lower Main Street streetscape status update.

11. Treasurer's Warrants

**Motion** was made by Vice-Chairman Zaidman for approval of Treasurer's Warrants numbered 112, 113, 114, 124, 125, 126 and 127; second from Selectman Lone. 4 approve/0 oppose

12. Public Comments on Non-Agenda Items

Community Development LaCroix reminded the Board and public that the website is updated regularly with COVID information. She commended various staff members for jobs well done.

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

May 26, 2020; June 9, 2020; June 23, 2020

14. Adjourn

Chairman Eastman adjourned the meeting at 7:04 P.M.

Respectfully submitted,



Laurie L. Chadbourne  
Town Clerk

**CERTIFICATION OF PROPOSED ORDINANCE AMENDMENTS  
TO ALLOW AND REGULATE MARIJUANA ESTABLISHMENTS, AND ORDER**

The municipal officers of the Town of Bridgton hereby **CERTIFY** to the municipal clerk of the Town of Bridgton, pursuant to 30-A M.R.S. § 3002, that attached hereto is a true copy of the proposed ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Marijuana Establishments," to be voted on at a referendum election of the Town of Bridgton on July 14, 2020 under the following secret ballot questions:

Question 1. Shall the Town vote to regulate medical marijuana large-scale caregiver operations by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 1 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to medical marijuana large-scale caregiver operations. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 2. Shall the Town vote to allow and regulate medical marijuana caregiver retail stores in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 2 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to medical marijuana caregiver retail stores. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 3. Shall the Town vote to allow and regulate medical marijuana manufacturing facilities in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 3 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to medical marijuana manufacturing facilities. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 4. Shall the Town vote to allow and regulate medical marijuana testing facilities in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 4 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to medical marijuana testing facilities. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 5. Shall the Town vote to allow and regulate adult use marijuana cultivation facilities in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 5 will enact the ordinance entitled "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments" as applied to adult use*

*marijuana cultivation facilities. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 6. Shall the Town vote to allow and regulate adult use marijuana stores in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 6 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to adult use marijuana stores. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 7. Shall the Town vote to allow and regulate adult use marijuana products manufacturing facilities in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 7 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to adult use products marijuana manufacturing facilities. Copies of the text of the ordinance are available from the Town Clerk.)*

Question 8. Shall the Town vote to allow and regulate adult use marijuana testing facilities in the Inner Corridor (IC) and Outer Corridor (OC) Districts by enacting an ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments"?

*(Note: A "Yes" vote on Question 8 will enact the ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Certain Marijuana Establishments," as applied to adult use marijuana testing facilities. Copies of the text of the ordinance are available from the Town Clerk.)*

**BE IT FURTHER ORDERED**, pursuant to 30-A M.R.S. § 3002(1), that the municipal clerk shall keep this certified copy as a public record and shall make copies of said proposed ordinance available for distribution to the voters of the Town of Bridgton from the time of this certification. Copies of said proposed ordinance shall also be attested by the municipal clerk and posted in the same manner as the warrant calling the Town Meeting Referendum on July 14, 2020 and shall be made available to the voters at the Town Meeting Referendum on July 14, 2020.

Dated: May 12, 2020

A majority of the municipal officers  
of the Town of Bridgton

Municipal Officers	PARTICIPATION			VOTE		
	Physically Present	Attending Remotely	Not Attending	YES	NO	ABSTAIN
Liston E. Eastman (Chair)	X			X		
Carmen E. Lone	X			X		
Robert P. Murphy			X			
George Frederick Packard		X		X		
Glenn R. Zaidman (Vice-Chair)	X			X		
TOTALS	3	1	1	4	0	0

A true copy of the proposed ordinance entitled, "Amendments to Bridgton Ordinances to Allow and Regulate Marijuana Establishments," is attached hereto.

Attest: /S/ \_\_\_\_\_  
Laurie Chadbourne, Town Clerk  
Town of Bridgton