

## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Monday, June 1, 2020 9:06 AM  
**To:** Laurie Chadbourne  
**Cc:** Carmen E. Lone; G. Frederick Packard; Glenn "Bear" R. Zaidman; Liston "Lee" E. Eastman; Robert P. Murphy  
**Subject:** FW: Welcome to Bridgton Sign

fyi

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Liston "Lee" E. Eastman <[selectmaneastman@bridgtonmaine.org](mailto:selectmaneastman@bridgtonmaine.org)>  
**Sent:** Monday, June 1, 2020 8:12 AM  
**To:** Carmen E. Lone <[selectmanlone@bridgtonmaine.org](mailto:selectmanlone@bridgtonmaine.org)>; Robert "Bob" Peabody, Jr. <[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)>  
**Subject:** Re: Welcome to Bridgton Sign

Let's put it on the agenda.  
Thanks Lee

Get [Outlook for iOS](#)

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**From:** Carmen E. Lone <[selectmanlone@bridgtonmaine.org](mailto:selectmanlone@bridgtonmaine.org)>  
**Sent:** Wednesday, May 27, 2020 11:10:30 AM  
**To:** Robert "Bob" Peabody, Jr. <[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)>  
**Cc:** Liston "Lee" E. Eastman <[selectmaneastman@bridgtonmaine.org](mailto:selectmaneastman@bridgtonmaine.org)>  
**Subject:** Welcome to Bridgton Sign

This sign located in front of the Armory building has been there for some time (Ken Murphy era). A Depot Street owner brought to my attention that it is seriously faded and no longer attractive. I tend to agree and would like to discuss having it removed.

Please take whatever action necessary to put this on an agenda.  
Thanks,  
Carmen

## Laurie Chadbourne

---

**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Monday, June 1, 2020 9:04 AM  
**To:** Spyridon Hronarakis  
**Cc:** Georgiann M Fleck; Laurie Chadbourne; Linda LaCroix; Brenda Day; Carmen E. Lone; G. Frederick Packard; Glenn "Bear" R. Zaidman; Liston "Lee" E. Eastman; Robert P. Murphy  
**Subject:** FW: Parking lot permission  
**Attachments:** Bridgton House of Pizza Parking Lot Seating.pdf; proposed use of space.jpg

Spyro-

Thanks for sending your request so quickly. I have copied the Selectboard and will confirm with you that the request is on the June 9<sup>th</sup> agenda.

Bob

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Spyridon Hronarakis <spyrohron@gmail.com>  
**Sent:** Friday, May 29, 2020 10:46 AM  
**To:** Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>  
**Subject:** Parking lot permission

Hello Mr. Peabody,

Per our quick chit chat the other day please find attached our request, thank you for your time!

Spyro H.

Bridgton House of Pizza  
256 Main Street, Bridgton ME 04009  
(207)-647-3266

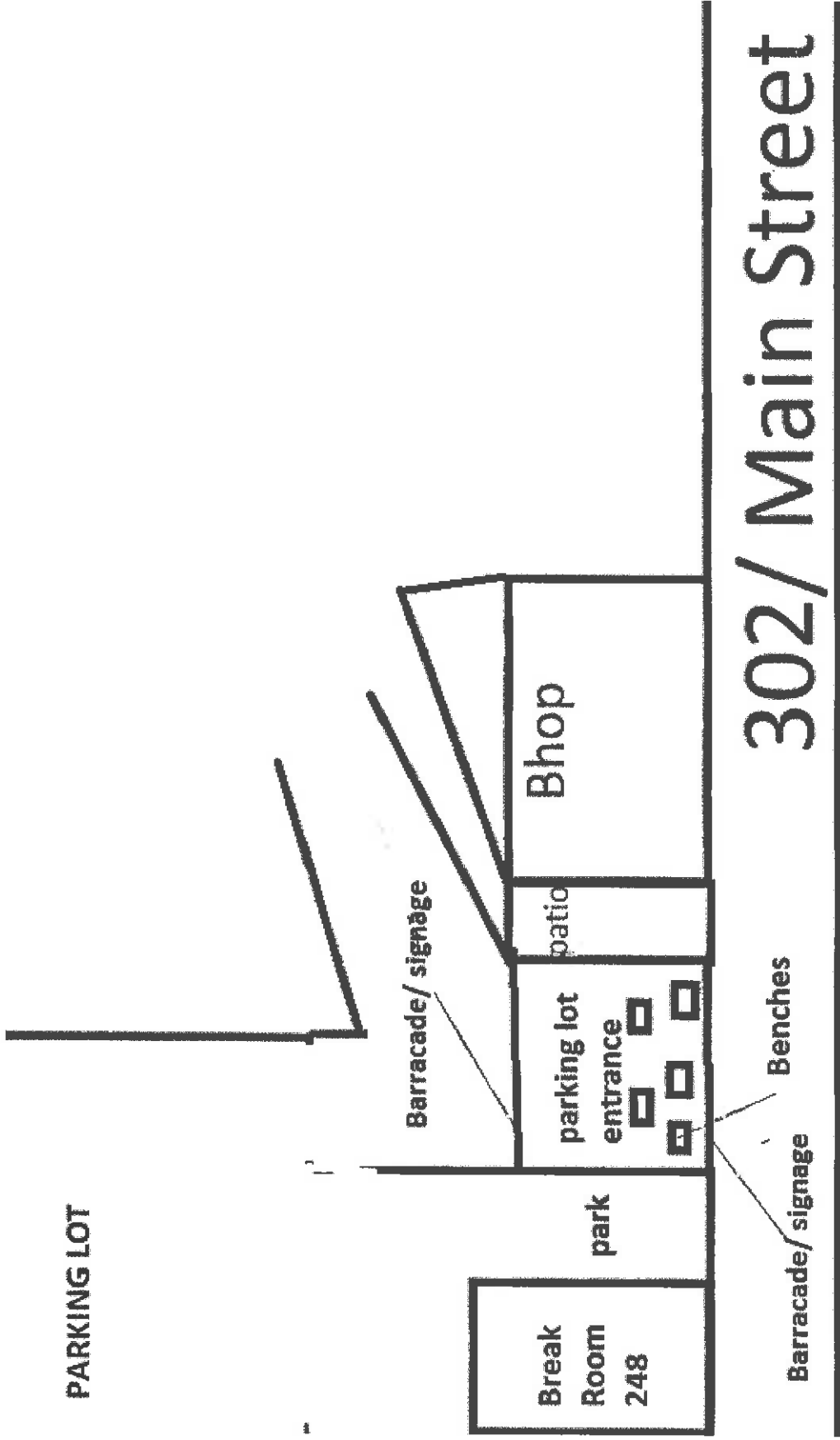
5/29/2020

To Whom it May Concern,

As you all are well aware of the effects that Covid-19 has had not only on health but also our businesses and livelihood we are looking for new and creative ways to conduct business in order to off-set the damage all of this has caused. That said we are asking for permission to close off the entrance to the parking lot adjacent to the bhop and breakroom buildings for the remainder of the summer so we can utilize this space for outside dining. There are at least three other entrances into the parking lot and with your permission we would be adding picnic tables and shade for our patrons, this would also secure at least 4 more jobs because the outside stations would be manned at all times. We will need a barricade in the front and the back with ample space and signage provided to avoid confusion and keep everyone safe. We will also be practicing safe "social distancing" procedures outside, there are many examples of this happening not only across the nation but also in our state and this would help keep our business going and our employees employed.

Thank you for your consideration,

Spyro Hronarakis



#### **Goal:**

To create a walking thoroughfare along the business heavy section of Depot Street, by closing it to all non-emergency vehicle traffic from the bridge to Tasteful Things.

#### **Overview:**

In response to the current recommendations from the CDC, small businesses are being asked to reinvent their guest experience, and expand their targeted demographics. To stay afloat, companies need to cast a wider net while also adhering to the strictest safety recommendations from the CDC, or risk losing the confidence of their patrons. With the exception of very few buildings in the area, there simply is not the interior square footage required to keep guests safe while meeting the minimum gross sales needed this summer to survive the coming winter months. Telling our guests that they are legally allowed inside will only increase necessary staffing expenses, while offering no guarantees that guests will actually show up, and may in fact, hurt overall consumer confidence in off-premise sales. We have been able to observe this trend in coastal towns (e.g., Bar Harbor), and smaller communities all over Maine this month. Opening our doors suddenly ups our inventory liability and payroll costs, but does not equate to improved sales.

As an alternative to a potentially disastrous reopening summer, we would like to follow the cues of other pedestrian districts in Maine and utilize Depot Street's unique layout to drive business back to Bridgton. As of this time, the participating businesses are Vivo, Caron & Co, Tasteful Things, the Arts Center, and Dog on the Porch. Reny's would likely participate as well, though we haven't yet finalized what their participation would look like. The Tap House will be open for business, but will not have a street presence. They will host guests only at the rear of the building, in their patio area.

#### **Approach:**

We will create an attractive, open-air, and conservatively spaced area along Depot Street lined with flower boxes, solar lighting, and trash/recycling bins. The individual businesses will arrange their products and be responsible for their designated area, while the collective shares responsibility for the upkeep of the entire walking area. We will host a Saturday Night Market, where we'll invite other local businesses to participate after the farmer's market has cleared.

#### **Foreseeable Issues:**

##### **Parking:**

In reality, we will only potentially lose two spaces, directly in front of Tasteful Things. Additionally, by creating a central pedestrian zone, we will encourage the use of the other municipal lots by the school.

##### **Deliveries:**

In many smaller communities delivery drivers are forced to use central lots to park and unload. They will need to use hand trucks to complete deliveries to Depot Street businesses. Our

planned barricades will allow enough space for the Reny's trucks to continue their usual route, and back into the loading dock.

**Noise:**

The Tap house will continue their service on the rear of the building only, and will not be expanding into the street. Vivo will stop street seating at 8pm, which will give us plenty of buffer before the current noise ordinance takes effect. The retail shops should not have any impact on the evening noise levels.

**Cleanliness:**

As it is in all of our best interest to keep the area as attractive as possible, ~~we~~ see the added private diligence to the streetscape as a strong benefit of the program.

**Safety/Liabilities:**

Sidewalks are to remain clear for foot traffic, licensing will expand areas of service and retain insurance liability to the business owner, not the town.

As a pilot, the Depot Street pedestrian zone is a straightforward, and achievable program. The benefits to the local economy greatly outweigh the potential issues, and the added revenue to the community will be vital in the coming year; as more stressing times are all but guaranteed. Keeping the program small will allow us to make necessary changes quickly and efficiently, and future expansion is always possible based on the success of this initial trial program.





## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, June 3, 2020 9:50 AM  
**To:** Laurie Chadbourne  
**Cc:** Liston "Lee" E. Eastman; Glenn "Bear" R. Zaidman  
**Subject:** FW: Please Open Bridgton

For the Agenda under Correspondence.

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Sarah M Parks <sarah2323@gmail.com>  
**Sent:** Wednesday, June 3, 2020 9:17 AM  
**To:** Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>; Georgiann M Fleck <gmfleck@bridgtonmaine.org>  
**Cc:** Liston "Lee" E. Eastman <selectmaneastman@bridgtonmaine.org>; Glenn "Bear" R. Zaidman <selectmanzaidman@bridgtonmaine.org>; Carmen E. Lone <selectmanlone@bridgtonmaine.org>; Robert P. Murphy <selectmanmurphy@bridgtonmaine.org>; G. Frederick Packard <selectmanpackard@bridgtonmaine.org>  
**Subject:** Please Open Bridgton

Hi Everyone,

I hope this letter finds you well. Please read this letter at the Selectman's meeting on 6/9.

I urge you to open Bridgton's restaurants and businesses back up. Most are at a critical juncture; if they don't open soon, they won't be able to open up, period. Without these businesses, the town will fail to survive for year round and for part-time residents. Part of the reason we chose to have a second home in Bridgton is because of the number of amenities available to us. Without those in place, Bridgton will become a ghost town. In addition, these business owners are going to lose their livelihood and everything they have put their heart and soul into. They will be forced to close, move on or find another line of work.

Again, please open Bridgton back up - bring it back to what it was just a few short months ago.

Thank you for your consideration,  
Sarah Parks

## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, June 3, 2020 1:31 PM  
**To:** Laurie Chadbourne  
**Subject:** FW: Opening Bridgton

Please put on agenda under correspondence.

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Linda Ziemnicki <ziemnickimouse@gmail.com>  
**Sent:** Wednesday, June 3, 2020 1:02 PM  
**To:** Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>; gmflex@bridgton.org; Liston "Lee" E. Eastman <selectmaneastman@bridgtonmaine.org>; Glenn "Bear" R. Zaidman <selectmanzaidman@bridgtonmaine.org>; Carmen E. Lone <selectmanlone@bridgtonmaine.org>; Robert P. Murphy <selectmanmurphy@bridgtonmaine.org>; selectmanpackard@bridgtonmaine.com  
**Subject:** Opening Bridgton

Hello

I am writing this email to ask for your help. The local restaurants in Bridgton are fighting to stay alive because of the regulations that Gov. Mills have imposed on them. They can not survive on take out and outside dining alone because it is only about 10% of their regular business. I am asking that you consider opening the town to show the support for your people. If you can not do this, ask Gov. Mills to exclude Bridgton from the mandates of Cumberland County. I moved to Bridgton 6 years ago because of the small community feeling and the great people. Please help fight for our town. Open Bridgton !  
Love Always Bridgton

Thank you for your time  
Linda Ziemnicki  
Proud Bridgton Resident

## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, June 3, 2020 11:40 AM  
**To:** Laurie Chadbourne  
**Subject:** FW: Covid 19 Bridgton Business Closures

For the agenda.

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** comcast <vomnoblehaus@gmail.com>  
**Sent:** Wednesday, June 3, 2020 11:30 AM  
**To:** Liston "Lee" E. Eastman <selectmaneastman@bridgtonmaine.org>; selectmanzaid@bridgtonmaine.org <selectmanzaid@bridgtonmaine.org>; Carmen E. Lone <selectmanlone@bridgtonmaine.org>; Robert P. Murphy <selectmanmurphy@bridgtonmaine.org>; G. Frederick Packard <selectmanpackard@bridgtonmaine.org>; Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>; Georgiann M Fleck <gmfleck@bridgtonmaine.org>  
**Subject:** Covid 19 Bridgton Business Closures

To Bridgton Board of Selectman, Bridgton Town Manager and Deputy Town Manager,  
We are respectfully writing you all today regarding the Bridgton restaurant and business closures due to Covid 19 and request that our letter be read by the Town Manager at the June 9, 2020 selectman meeting.

The town of Bridgton restaurants and businesses have been closed for now since March 18, 2020 with the exception of "essential businesses". Some of the "non essential" businesses offered take out or curbside pick up and some received government assistance during this pandemic which only carried them through until June 1, 2020. They followed all the guidelines and put their employees back to work. Unfortunately, they still are not allowed to open and all the funds are depleted. These restaurants and businesses will not survive this!! This is their lives work, their dream, their retirement and not to mention all the employees that depend on them to survive as does the town of Bridgton. The Town of Bridgton will not survive this either, restaurants and businesses will fold and people will move and this town will feel the effects financially, it is a trickle down effect. Bridgton has been coming back to life but if you do not allow the "non essential" businesses to open everyone loses. We do understand both sides and the risks that come with it but if the guidelines are followed, what is the issue. We wear our masks when we go out not because we are afraid. We are fully aware that they do not work but if it makes someone else feel at ease then we wear them. We all have choices to go out or to stay home, wear a mask or not wear a mask. However, we feel our choices and our freedom is being taken away. We cannot allow these restaurants and business go under, we owe it to them. They have added so much to this community and they have supported this community for years! We cannot turn our backs on them, they make Bridgton what it is!! There has to be common ground here for everyone to make choices and have freedom restored. Some businesses are open and some are not!! We are not all in the same boat and these restaurants and businesses are essential in so many ways!! We need to come together as a community, find the common ground and help these restaurants and businesses continue to thrive in Bridgton the community they have loved and supported for years it would be a disgrace not to support them in return.

With all due respect as members of beautiful community of Bridgton.....Let them open and keep our town alive!! Together we stand divided we fall!!

Respectfully,

Jessica Clayton,  
Michael Citro  
21 Noble Lane  
Bridgton, Maine

Sent from Mail for Windows 10

## Laurie Chadbourne

---

**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, June 3, 2020 3:29 PM  
**To:** Laurie Chadbourne  
**Subject:** FW: #SAVEOURJOB

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** kelIntim1209 <[kelIntim1209@gmail.com](mailto:kelIntim1209@gmail.com)>  
**Sent:** Wednesday, June 3, 2020 3:26 PM  
**To:** Robert P. Murphy <[selectmanmurphy@bridgtonmaine.org](mailto:selectmanmurphy@bridgtonmaine.org)>; selectmaneastman@bridgtonmaine.org; Georgiann M Fleck <[gmffleck@bridgtonmaine.org](mailto:gmffleck@bridgtonmaine.org)>; Carmen E. Lone <[selectmanlone@bridgtonmaine.org](mailto:selectmanlone@bridgtonmaine.org)>; G. Frederick Packard <[selectmanpackard@bridgtonmaine.org](mailto:selectmanpackard@bridgtonmaine.org)>; Glenn "Bear" R. Zaidman <[selectmanzaidman@bridgtonmaine.org](mailto:selectmanzaidman@bridgtonmaine.org)>; [rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org); Robert "Bob" Peabody, Jr. <[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)>  
**Subject:** Fwd: #SAVEOURJOB

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** kelIntim1209 <[kelIntim1209@gmail.com](mailto:kelIntim1209@gmail.com)>  
**Date:** 6/3/20 2:55 PM (GMT-05:00)  
**To:** [rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org), [gmffleck@bridgtonmaine.org](mailto:gmffleck@bridgtonmaine.org), [selectmaneastman@bridgtonmaine.org](mailto:selectmaneastman@bridgtonmaine.org), [selectmanzaidman@bridgtonmaine.org](mailto:selectmanzaidman@bridgtonmaine.org), [selectmanlone@bridgtonmaine.org](mailto:selectmanlone@bridgtonmaine.org), [selectmanmurphy@bridgtonmaine.org](mailto:selectmanmurphy@bridgtonmaine.org), [selectmanpackard@bridgtonmaine.org](mailto:selectmanpackard@bridgtonmaine.org)  
**Subject:** #SAVEOURJOB

Please read at the next meeting June 9th, 2020

To the town of Bridgton and Selectmen:

I am writing you this letter in regards to saving our town...and saving our jobs!! While I totally understand the severity of this so-called pandemic. I also understand that it has been some time, and we have done what we were supposed to do to flatten the Curve.

Bridgton is a beautiful town, we moved here in 2003 and have been proud to raise my son here, it is a beautiful place to be. Bridgton attracts many visitors from far away here in the summer and winter months. We in the restaurant business rely on the summer income in order to get us through the long winters of Maine. Here it is, almost the second week of June, and we are still unable to open our doors to customers!?!

We were out of work March 18th, and I've been in rough shape ever since... All of us have! We got unemployment for a few weeks, and then got called back to work for takeout. That helped a bit, but we are not a takeout restaurant, and we have been struggling... The owners got help to pay us until we could open our doors. Then the lovely governor decided we needed another month with just take-out and outdoor seating?!?! This is Maine outdoor seating is limited to nice days... Anyone with a brain knows that. This is going to kill us. It is killing us. We need to go to work, we are in fear of losing our homes, our cars, our businesses, our sanity!!

Our restaurants have to open... Or they will fold! This is a horrible thing!! These restaurant owners have worked their whole life to obtain what they have. Now they don't know if they're going to be around tomorrow... Where does that leave their employees? Jobless, homeless, worthless. We owe it to our town to open our restaurants and small business doors. Keep us working, keep our economy booming, keep the tourists flocking here! Don't let Bridgton become a place where people drive through and say "remember when"

The worst part is, other counties have been able to open! We are part of Cumberland County!! Really, that's ridiculous seeing how we are over an hour from Portland... It should be judged on a town by town basis, Not by county alone. I can drive 15 minutes and eat a restaurant!!! That's bull!!! That's discrimination! We need to open our doors!!

We have been trained in sanitation and want to make sure we keep everyone safe. Customers and fellow employees alike.

We have never closed the country down for something like this... Nevermind having us stay closed when you know damn right we should be open!! Please do the right thing and fight for our little town and it's people... You know we are doing the same!!

Kelly Moore  
Bridgton, ME

Sent from my Verizon, Samsung Galaxy smartphone

## Laurie Chadbourne

---

**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, June 3, 2020 4:54 PM  
**To:** Laurie Chadbourne  
**Subject:** FW: Reopen Bridgton

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
rpeabody@bridgtonmaine.org  
207.647.8786 Office  
207.256.7211 Cell

-----Original Message-----

From: Ruth-Ellen Matthews <chicki8217@icloud.com>  
Sent: Wednesday, June 3, 2020 4:18 PM  
To: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>; Georgiann M Fleck <gmfleck@bridgtonmaine.org>; Liston "Lee" E. Eastman <selectmaneastman@bridgtonmaine.org>; Glenn "Bear" R. Zaidman <selectmanzaidman@bridgtonmaine.org>; Carmen E. Lone <selectmanlone@bridgtonmaine.org>; Robert P. Murphy <selectmanmurphy@bridgtonmaine.org>; G. Frederick Packard <selectmanpackard@bridgtonmaine.org>  
Subject: Reopen Bridgton

Dear Town Manager/Selectmen;

It is time to reopen Bridgton and save this town. Statistics show the community has done their part in complying to the CDC's restrictions. If restrictions are not lifted, most business will not be able to reopen. Small businesses cannot sustain being closed or limited capacity.

Bridgton businesses have followed all the restrictions the CDC and Governor Mills has set in place. They will continue to adhere to the restrictions, within reason. For restaurants, outside seating is not practical. This is Maine. Our weather is not conducive to outside seating, especially in June. Plus, no one can sustain a business at 25%. Can any of you live on 25% of your income?

Businesses were told that the shut down was just until the curve flattened and the hospitals had a handle on the number of beds needed in the ICU. I am only aware of "one" death, yes, "one" death within this community. Even the president of the Bridgton Hospital, two weeks ago, put out a video stating this community was ready to open. All the other states, including the hot ones, have opened in phase two. Maine had the least amount of cases across the nation, and yet, we are not opening our businesses to save our economy.

If Bridgton does not lift the restrictions, it will have detrimental effect on the economy. There will be a loss of tax revenue, a loss of jobs and property values will plunge. People will move to areas where there are job opportunities. Bridgton will be left with empty store fronts, closed businesses boarded up and deteriorating homes. Everything this town has worked for will be gone.

It is time to reopen and breathe life back into our community. Let people, business owners, get back to work. Save Bridgton from its demise. If anyone is still anxious, uncomfortable, or compromised, stay home. Do what you need to do to stay safe, while we do what we need to do to survive.

Concerned citizen,  
Ruth-Ellen Matthews

Sent from my iPad

## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Monday, June 1, 2020 4:12 PM  
**To:** Laurie Chadbourne  
**Cc:** Lisa R. Magnacca; Georgiann M Fleck; Carmen E. Lone; G. Frederick Packard; Glenn "Bear" R. Zaidman; Liston "Lee" E. Eastman; Robert P. Murphy  
**Subject:** FW: Selectmen approval

Laurie-

Let's get this vote on the agenda for the next meeting as an action item: Ratification of the Purchase and Sale Agreement and Acceptance of the winning bid for the First & Last Motel.

Lisa, the winning bid was for \$41,600.

Thanks!

Bob

Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Lisa R. Magnacca <LMagnacca@dwmlaw.com>  
**Sent:** Monday, June 1, 2020 4:03 PM  
**To:** Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>  
**Cc:** Georgiann M Fleck <gmfleck@bridgtonmaine.org>  
**Subject:** RE: Selectmen approval

Hi Bob,

I know that in executive session the Board was all in favor of you having authority to select the bid, so I am confident that it's a go for all practical purposes, but because the February vote said that you were authorized to auction it off as long as the building was removed by May 1, and because the other vote taken in December, 2019 said that the winning bid would be selected at a public meeting, it seems that the Board really should formally accept this particular bid, saying that the building will be removed within 180 days, and authorize you to do whatever may be necessary to complete the transfer. That way anyone reviewing this process later on can see that you clearly had authority to do the transfer on these terms. I can let Mark's attorney know that we'll be ready to do the transfer immediately following the vote on the 9<sup>th</sup>, and that vote by the Board of Selectmen can be something like this:

Motion made by \_\_\_\_\_ to accept the bid from Mark Lopez to purchase the former First and Last Resort property (Tax Map 5, Lot 87) for \$40,000 and to ratify the Town Manager's signing of the Purchase and Sale Agreement dated May 15,

2020. The Town Manager is authorized to deliver the deed and any other documents necessary to complete the transfer, all on such terms as the Town Manager and the Town's attorneys deem reasonable, which will include a written agreement with the buyer for the Town to hold a \$25,000 refundable deposit in addition to the purchase price to secure the buyer's obligation to demolish the building.

Let me know if that works for you.

Thanks so much, take care.

Lisa

**Lisa R. Magnacca**

Attorney

207.253.0504 Direct

[LMagnacca@dwmlaw.com](mailto:LMagnacca@dwmlaw.com)

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | [dwmlaw.com](http://dwmlaw.com)

**DrummondWoodsum**

ATTORNEYS AT LAW

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**From:** Robert "Bob" Peabody, Jr. [<mailto:rpeabody@bridgtonmaine.org>]

**Sent:** Monday, June 1, 2020 8:42 AM

**To:** Lisa R. Magnacca <[LMagnacca@dwmlaw.com](mailto:LMagnacca@dwmlaw.com)>

**Cc:** Georgiann M Fleck <[gmffleck@bridgtonmaine.org](mailto:gmfleck@bridgtonmaine.org)>

**Subject:** RE: Selectmen approval

Lisa-

My understanding when the Board directed me to auction the property, they were in essence signing off. If you feel we need them to formally vote, then prepare something and they can take action at their meeting on the 9<sup>th</sup>.

Thanks!

Bob

Robert A. Peabody, Jr.

Bridgton Town Manager

3 Chase Street, Suite 1

Bridgton, Maine 04009

[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)

207.647.8786 Office

207.256.7211 Cell

## Laurie Chadbourne

---

**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Monday, June 1, 2020 4:58 PM  
**To:** Carmen E. Lone; G. Frederick Packard; Glenn "Bear" R. Zaidman; Liston "Lee" E. Eastman; Robert P. Murphy  
**Cc:** Laurie Chadbourne; Georgiann M Fleck; David Madsen  
**Subject:** FW: Dam Park Memo w/Plans  
**Attachments:** Dam Park Memo & plan.pdf

Folks-

Attached please find David's memo and design by Colin (HEB) which will be a part of your packet for action at your next meeting. David has asked to avoid stretching the work deep into summer, if he could start on removing the tree and pulling up the pavers. I know that there is agreement conceptually (consensus) on moving ahead, but a formal vote was not taken at the last meeting.

I am suggesting that funding come from the Capital Project Reserve which has an audited balance (06/30/19) of \$22,927. As this exceeds my authorization limit (\$10,000), it needs your approval on June 9<sup>th</sup>.

Laurie, agenda action item: Approval of Dam Park Renovations.

Thanks!

Bob

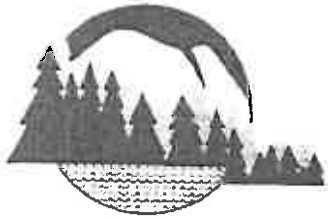
Robert A. Peabody, Jr.  
Bridgton Town Manager  
3 Chase Street, Suite 1  
Bridgton, Maine 04009  
[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)  
207.647.8786 Office  
207.256.7211 Cell

**From:** Miranda Hinkley <[mhinkley@bridgtonmaine.org](mailto:mhinkley@bridgtonmaine.org)>  
**Sent:** Monday, June 1, 2020 3:51 PM  
**To:** Robert "Bob" Peabody, Jr. <[rpeabody@bridgtonmaine.org](mailto:rpeabody@bridgtonmaine.org)>  
**Cc:** David Madsen <[DMadsen@bridgtonmaine.org](mailto:DMadsen@bridgtonmaine.org)>  
**Subject:** Dam Park Memo w/Plans

Here you are...

Best Wishes,

Miranda L. Hinkley  
Administrative Assistant  
Public Services Department  
Town of Bridgton, Maine



THREE CHASE STREET, SUITE #1  
BRIDGTON, MAINE 04009

Phone- 207-647-8786  
Fax- 207-647-8789

## MEMO

**FROM:** David L. Madsen, Public Services Director  
**TO:** Board of Selectman  
**CC:** Bob Peabody, Town Manager  
Georgiann Fleck, Deputy Town Manager  
**RE:** Dam Park Rehabilitation  
**DATE:** May 28, 2020

---

While inspecting the quality of work on the Upper Main Street Streetscape Project, I noticed the park at the dam is in desperate need of repair/rehabilitation. It is my opinion that the park will appear noticeably worse once the remainder of the area has its facelift completed. One of the new light posts is completely hidden by the overgrown evergreen, the handrails and benches are aged and uninviting, the pavers are broken and do not match the area's new design.

I would like to recommend the "Dam Park" be renewed by removing the large overgrown evergreen tree, trimming the shrubs, replacing the pavers with stamped concrete, replacing the handrails, and refurbishing the existing park benches. The Recreation Director agrees with removing the tree and having future tree lighting ceremonies moved to Depot Street.

The Public Services crew will perform all manual labor for removal, refurbish, and installations as appropriate. Additional work would be done by the following vendors quoted at the corresponding amounts:

|  |                       |             |
|--|-----------------------|-------------|
| Tree removal                                   | Gardiner Tree Service | \$ 800.00   |
| Stump removal,<br>earthwork (grading/leveling) | Warren Excavation     | \$ 1,800.00 |
| Stamped Concrete                               | Henry's Concrete      | \$13,500.00 |

Handrail/Fencing

Hancock Lumber

\$ 3,500.00

The total cost for improvements would be \$19,600.00, achieving results worth significantly more.

Please consider and approve this project as it will complement the work being already done to beautify the area.

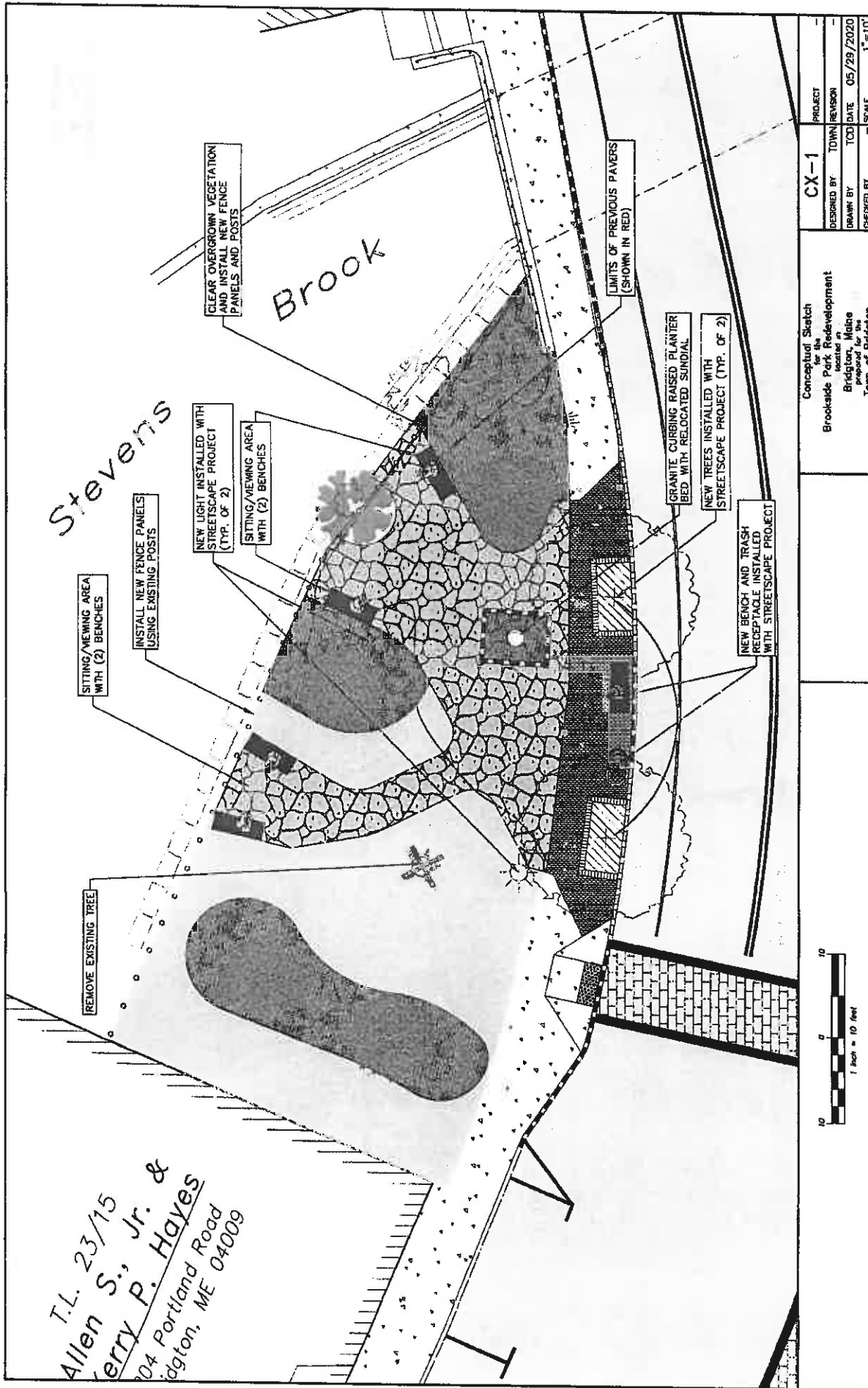
Respectfully,

A handwritten signature in black ink, appearing to read 'D. L. Madsen', written over a horizontal line.

David L. Madsen

Public Services Director

T.L. 23/15  
 Allen S., Jr. &  
 Terry P. Hayes  
 104 Portland Road  
 Bridgton, ME 04009



|             |      |          |            |
|-------------|------|----------|------------|
| CX-1        |      | PROJECT  |            |
| DESIGNED BY | TOWN | REVISION |            |
| DRAWN BY    | TOD  | DATE     | 05/29/2020 |
| CHECKED BY  |      | SCALE    | 1"=10'     |

Conceptual Sketch  
 for the  
 Brookside Park Redevelopment  
 located in  
 Bridgton, Maine  
 prepared for the  
 Town of Bridgton

## TOWN OF BRIDGTON, MAINE

## Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances

## Nonmajor Capital Project Funds

For the year ended June 30, 2019

|   | Balances<br>beginning<br>of year | Revenues      | Expenditures  | Transfers<br>in (out) | Balances<br>end<br>of year |
|---|----------------------------------|---------------|---------------|-----------------------|----------------------------|
| Municipal building reserve                  | \$ 236,253                       | -             | 14,473        | 15,000                | 236,780                    |
| Fire department apparatus reserve           | 141,195                          | -             | 27,852        | 15,000                | 128,343                    |
| Capital projects reserve                    | 17,927                           | -             | -             | 5,000                 | 22,927                     |
| Pondicherry Park reserve                    | 26,645                           | 438           | 1,600         | 5,000                 | 30,483                     |
| Recreation reserve                          | 64,815                           | -             | 18,160        | -                     | 46,655                     |
| Public works equipment reserve              | 7,029                            | 13,506        | 16,067        | 15,000                | 19,468                     |
| Police cruiser reserve                      | 3,207                            | -             | -             | -                     | 3,207                      |
| Route 302 TIF fund                          | 247,023                          | -             | 17,363        | 112,381               | 342,041                    |
| <b>Total nonmajor capital project funds</b> | <b>\$ 744,094</b>                | <b>13,944</b> | <b>95,515</b> | <b>167,381</b>        | <b>829,904</b>             |

as of June 30, 2015. Any “carry forwards” currently budgeted and intended to function as a reserve may be used to fund the established appropriate reserve fund.

### **Funding for reserve accounts**

The reserve accounts may be funded by direct annual appropriation by inclusion in the annual budget voted at Town Meeting; unanticipated revenues such as sale of forfeiture property; proceeds from vehicle sales or the sale of goods; or funds from the undesignated fund balance if so approved by the legislative body at an Annual or Special Town Meeting. Donations specific to a particular Town operation may also be credited to a reserve account.

### **Authority to use and withdraw**

The Town Manager must authorize the use and withdrawal of any and all reserve account funds. All expenditures exceeding \$10,000 require a Select Board vote.

### **Administration responsibilities**

The Finance Officer shall be responsible for monitoring the Town’s reserve accounts and for insuring that this policy is adhered to. The Finance Officer shall annually, as part of the budget process, submit a report outlining the status of the Town’s reserve accounts which shall be included in the proposed budget submitted to the Select Board and Budget Committee. The Finance Officer may also provide partial or complete status reports at other times to the Select Board, Budget Committee, Town Manager, or Department Heads. The Town Manager shall present a five (5) year capital expenditure plan for Reserve Accounts annually in October.

### **How to establish a Reserve Account**

- 1) An account is established during the budget process unless Select Board makes an exception;
- 2) The request is reviewed and approved by the Town Manager;
- 3) The request must contain:
  - a. Statement of purpose
  - b. Source(s) of funding
  - c. Amounts and limits;
  - d. Special considerations if applicable; and
- 4) The establishment of the account must be approved by the Select Board.

### **Specific reserve account requirements**

#### **1. Police Cruiser Purchase Reserve**

- 1) **Purpose.** The purpose of the account is to annually fund either partially or completely the purchase of a police cruiser.

- 2) **Funding.** The Police Cruiser Purchase Reserve Account may be funded by direct appropriation in the annual budget or by the sale of police cruisers.
- 3) **Amounts and Limits.** The Police Cruiser Purchase Reserve Account may not exceed \$30,000 in a given fiscal year. Funding in excess of \$30,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
2. **Fire Apparatus Reserve**
  - 1) **Purpose.** The purpose of the account is to fund the purchase of specific fire apparatus designated in the five year capital plan.
  - 2) **Funding.** The Fire Apparatus Reserve Account may be funded by direct appropriation in the annual budget and by the sale of apparatus.
  - 3) **Amounts and Limits.** The Fire Apparatus Reserve Account shall not exceed \$375,000. Funding in excess of \$375,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
3. **Public Works Equipment Reserve**
  - 1) **Purpose.** The purpose of the account is to fund either partially or completely the purchase of Public Works equipment.
  - 2) **Funding.** The Public Works Equipment Reserve Account may be funded by direct appropriation in the annual budget and by the sale of equipment.
  - 3) **Amounts and Limits.** The Public Works Equipment Reserve Account shall not exceed \$200,000. Funding in excess of \$200,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
4. **Transfer Station Equipment Reserve**
  - 1) **Purpose.** The purpose of the account is to fund either partially or completely the purchase of Transfer Station equipment.
  - 2) **Funding.** The Transfer Station Equipment Reserve Account may be funded by direct appropriation in the annual budget and by the sale of equipment.
  - 3) **Amounts and Limits.** The Transfer Station Equipment Reserve Account shall not exceed \$100,000. Funding in excess of \$100,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
5. **Capital Projects Reserve**
  - 1) **Purpose.** The purpose of the account shall be to fund capital improvement projects as identified in the Capital Improvement Plan.
  - 2) **Funding.** The Capital Projects Reserve may be funded by direct appropriation in the annual budget or, pursuant to Town Meeting approval, unexpended balances remaining at the end of each fiscal year from the Town's annual appropriations for Capital Expenditures.
  - 3) **Amounts and Limits.** The Capital Projects Reserve shall not exceed \$100,000. Funding in excess of \$100,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
6. **Municipal Buildings Reserve**
  - 1) **Purpose.** The purpose of the account shall be to fund extraordinary building repair and maintenance expenditures for any municipally owned building. The funds shall be segregated as to intended purpose: Town Office, Town Hall, Fire Department Buildings, Public Works Department Buildings, Recreation Department Buildings and Armory. The

# (Rate Calculation)

## PROPOSED BUDGET 2020-21

|         | RATE      |               |                     | Operations/Maintenance |            |           |           |           |  |  | Consumption/Rate |          |
|---------|-----------|---------------|---------------------|------------------------|------------|-----------|-----------|-----------|--|--|------------------|----------|
|         |           |               |                     | BUDGET                 | Fixed      | Operation | Reserve   | Debt      |  |  | Net Approp       | Rate     |
| EDU     | \$ 88,322 | 263 \$ 335.82 | 1010 Salary         | \$ 48,629              | \$ 48,629  |           |           |           |  |  | 539,749          |          |
| Reserve | \$ 10,000 | 263 \$ 38.02  | 1020 Hourly         | \$ 38,241              | \$ 38,241  |           |           |           |  |  | 132,685          | \$ 24.58 |
| Debt    | \$ 14,103 | 263 \$ 53.62  | 1040 Overtime       | \$ 5,775               | \$ 5,775   |           |           |           |  |  |                  |          |
| Flow    | \$ 20,260 | 5520 \$ 3.67  | 1090 Stipend        | \$ -                   | \$ -       |           |           |           |  |  |                  |          |
|         |           | \$ 431.14     | 2010 FICA           | \$ 7,124               | \$ 7,124   |           |           |           |  |  |                  |          |
|         |           |               | 2100 Clothing Allow | \$ 475                 | \$ 475     |           |           |           |  |  |                  |          |
|         |           |               | 3010 Office Sup     | \$ 300                 |            | \$ 300    |           |           |  |  |                  |          |
|         |           |               | 3080 Postage        | \$ 500                 |            | \$ 500    |           |           |  |  |                  |          |
|         |           |               | 3400 Testing/Ops    | \$ 260                 |            | \$ 260    |           |           |  |  |                  |          |
|         |           |               | 3999 Othr Sup       | \$ 200                 |            | \$ 200    |           |           |  |  |                  |          |
|         |           |               | 4030 Memberships    | \$ 550                 |            | \$ 550    |           |           |  |  |                  |          |
|         |           |               | 4060 Training       | \$ 750                 | \$ 750     |           |           |           |  |  |                  |          |
|         |           |               | 4070 Mtg/Sem        | \$ 200                 | \$ 200     |           |           |           |  |  |                  |          |
|         |           |               | 4090 Legal          | \$ 3,000               |            | \$ 3,000  |           |           |  |  |                  |          |
|         |           |               | 4250 Eng Services   | \$ 12,000              | \$ 12,000  |           |           |           |  |  |                  |          |
|         |           |               | 4260 License Fee    | \$ 500                 | \$ 500     |           |           |           |  |  |                  |          |
|         |           |               | 4280 Contract Svc   | \$ -                   | \$ -       |           |           |           |  |  |                  |          |
|         |           |               | 5010 Repairs        | \$ 4,000               |            | \$ 4,000  |           |           |  |  |                  |          |
|         |           |               | 5020 Equip Contract | \$ 6,000               | \$ 6,000   |           |           |           |  |  |                  |          |
|         |           |               | 5110 Electricity    | \$ 9,000               |            | \$ 9,000  |           |           |  |  |                  |          |
|         |           |               | 5150 Telephone      | \$ 960                 |            | \$ 960    |           |           |  |  |                  |          |
|         |           |               | 5160 Cellphone      | \$ 240                 |            | \$ 240    |           |           |  |  |                  |          |
|         |           |               | 6160 Advertising    | \$ 500                 |            | \$ 500    |           |           |  |  |                  |          |
|         |           |               | 6190 Mileage        | \$ 150                 |            | \$ 150    |           |           |  |  |                  |          |
|         |           |               | 7300 Vehicles       | \$ -                   | \$ -       |           |           |           |  |  |                  |          |
|         |           |               | 8040 Debt Service   | \$ 14,103              |            |           |           |           |  |  |                  |          |
|         |           |               | 8080 Liens          | \$ 600                 |            | \$ 600    |           |           |  |  |                  |          |
|         |           |               | 9800 WW Reserve     | \$ 10,000              |            |           |           |           |  |  |                  |          |
|         |           |               | 9900 Transfer Out   | \$ 48,629              | \$ 48,629  |           |           |           |  |  |                  |          |
|         |           |               |                     | \$ 212,685             | \$ 168,322 | \$ 20,260 | \$ 10,000 | \$ 14,103 |  |  |                  |          |
|         |           |               | Transfer In         | \$ 80,000              | \$ 80,000  |           |           |           |  |  |                  |          |
|         |           |               |                     | \$ 132,685             | \$ 88,322  | \$ 20,260 | \$ 10,000 |           |  |  |                  |          |

|         |       |
|---------|-------|
| EDU     | 19-20 |
| Prior   | 180   |
| Wayside | 182   |
| Dodge   | 81    |
|         | 81    |
|         | 261   |
|         | 263   |

## July 1, 2020 - June 30, 2021

78 Accts x 4 bills annually; miscellaneous correspondence; certified mail for delinquent accounts

**Budget Worksheet**  
**July 1, 2020 - June 30, 2021**

|   | 2018 Actual   | 2019 Actual    | 2020 Budget   | 2020 as of<br>12/31/19 | Supervisor<br>Request | Town Manager<br>Request | BOS Approval |
|---|---------------|----------------|---------------|------------------------|-----------------------|-------------------------|--------------|
| 3-3400 Testing/Ops  | 1,900         | 0              | 0             | 29                     | 260                   | 260                     |              |
| <i>Charts; pH/buffering solutions; annual calibration; lab supplies</i>                               |               |                |               |                        |                       |                         |              |
| 3-3999 Oth Supplies   | 165           | 198            | 200           | 221                    | 200                   | 200                     |              |
| <i>Unanticipated or non-recurring</i>   |               |                |               |                        |                       |                         |              |
| <b>Total Supplies</b>   | <b>3,601</b>  | <b>514</b>     | <b>1,000</b>  | <b>657</b>             | <b>1,260</b>          | <b>1,260</b>            | <b>0</b>     |
| <b>Prof &amp; Tech</b>  |               |                |               |                        |                       |                         |              |
| 4-4030 Memberships  | 468           | 0              | 0             | 257                    | 550                   | 550                     |              |
| <i>Maine Wastewater Association; JETCC; NEIWPCC</i>   |               |                |               |                        |                       |                         |              |
| 4-4060 Training/Schools   | 0             | 0              | 200           | 60                     | 750                   | 750                     |              |
| <i>Continuing ed classes/exam fees for certifications</i>   |               |                |               |                        |                       |                         |              |
| 4-4070 Meetings & Seminars  | 130           | 200            | 670           | 156                    | 200                   | 200                     |              |
| <i>Maine Wastewater Assoc. Annual Conference</i>  |               |                |               |                        |                       |                         |              |
| 4-4090 Legal Serv   | 0             | 28,926         | 3,000         | 4,763                  | 3,000                 | 3,000                   |              |
| <i>General legal; bond counsel Lower Main Street</i>  |               |                |               |                        |                       |                         |              |
| 4-4250 Engineering Srv  | 0             | 134,765        | 12,000        | 0                      | 12,000                | 12,000                  |              |
| <i>Contract with Woodard &amp; Curran</i>   |               |                |               |                        |                       |                         |              |
| 4-4260 License Fee  | 0             | 475            | 475           | 490                    | 500                   | 500                     |              |
| <i>Annual Discharge License (Maine Department of Environmental Protection)</i>                        |               |                |               |                        |                       |                         |              |
| 4-4280 Contracted Svc   | 19,500        | 24,714         | 9,750         | 11,040                 | 0                     | 0                       |              |
| 4-4999 Oth Prof Svc   | 8,639         | 24,086         | 0             | 0                      | 0                     | 0                       |              |
| <b>Total Prof &amp; Tech</b>  | <b>28,737</b> | <b>213,166</b> | <b>26,095</b> | <b>16,766</b>          | <b>17,000</b>         | <b>17,000</b>           | <b>0</b>     |
| <b>Property Svc</b>   |               |                |               |                        |                       |                         |              |
| 5-5010 Equip Repairs  | 2,913         | 19,653         | 3,000         | 43,220                 | 4,000                 | 4,000                   |              |
| <i>In-house repairs; Septic Pumping; combined Equip Contract amount as it is not contracted items</i> |               |                |               |                        |                       |                         |              |
| 5-5020 Equip Contract   | 0             | 0              | 6,000         | 0                      | 6,000                 | 6,000                   |              |
| 5-5060 Grnds Main   | 0             | 0              | 0             | 1,850                  | 0                     | 0                       |              |

**Budget Worksheet**  
**July 1, 2020 - June 30, 2021**

|   | 2018 Actual   | 2019 Actual   | 2020 Budget      | 2020 as of<br>12/31/19 | Supervisor<br>Request | Town Manager<br>Request | BOS Approval |
|---|---------------|---------------|------------------|------------------------|-----------------------|-------------------------|--------------|
| 5-5110 Electricity  | 9,253         | 7,818         | 9,000            | 3,224                  | 9,000                 | 9,000                   |              |
| <i>Pumping stations and both septic fields</i>                    |               |               |                  |                        |                       |                         |              |
| 5-5150 Telephone  | 1,193         | 937           | 960              | 571                    | 1,000                 | 960                     |              |
| <i>Land line \$80/month</i>                                       |               |               |                  |                        |                       |                         |              |
| 5-5160 Cell Phone   |               |               | 636              | 150                    | 240                   | 240                     |              |
| <i>\$20 monthly stipend Foreman</i>                               |               |               |                  |                        |                       |                         |              |
| <b>Total Property Svc</b>   | <b>13,359</b> | <b>28,408</b> | <b>19,596</b>    | <b>49,015</b>          | <b>20,240</b>         | <b>20,200</b>           | <b>0</b>     |
| <b>Other Service</b>  |               |               |                  |                        |                       |                         |              |
| 6-6150 Bank Svc Chg   | 0             | 1             | 0                | 0                      | 0                     | 0                       |              |
| 6-6160 Advertising  | 644           | 15,437        | 800              | 184                    | 500                   | 500                     |              |
| <i>Legal ads</i>  |               |               |                  |                        |                       |                         |              |
| 6-6190 Mileage  | 136           | 54            | 0                | 318                    | 150                   | 150                     |              |
| <i>Use of personal vehicle (5 miles weekly)</i>                   |               |               | <i>\$ .58/ml</i> |                        |                       |                         |              |
| <b>Total Other Service</b>  | <b>780</b>    | <b>15,492</b> | <b>800</b>       | <b>502</b>             | <b>650</b>            | <b>650</b>              | <b>0</b>     |
| <b>Prop &amp; Captl</b>   |               |               |                  |                        |                       |                         |              |
| 7-7300 Vehicles   | 0             | 0             | 35,000           | 37,478                 | 0                     | 0                       |              |
| 7-7998 Depreciation   | 27,748        | 0             | 0                | 0                      | 0                     | 0                       |              |
| <b>Total Prop &amp; Captl</b>                                     | <b>27,748</b> | <b>0</b>      | <b>35,000</b>    | <b>37,478</b>          | <b>0</b>              | <b>0</b>                |              |
| <b>Fixed Expend</b>   |               |               |                  |                        |                       |                         |              |
| 8-8040 - Debt Service   |               |               |                  |                        |                       | 14,103                  |              |
| <i>2019 Cat Backhoe - 1st of 5 payments</i>                       |               |               |                  |                        |                       |                         |              |
| 8-8080 Tax Lien Fee   | 760           | 437           | 600              | 323                    | 600                   | 600                     |              |
| <i>Filing costs (reimbursable), lien notices (30 day, 45 day)</i> |               |               |                  |                        |                       |                         |              |
| 8-8100 Tax Abatmnt  | 0             | 0             | 0                | 0                      | 0                     | 0                       |              |
| <b>Total Fixed Expend</b>   | <b>760</b>    | <b>437</b>    | <b>600</b>       | <b>323</b>             | <b>600</b>            | <b>14,703</b>           |              |

**Budget Worksheet**  
**July 1, 2020 - June 30, 2021**

|  | 2018 Actual    | 2019 Actual    | 2020 Budget    | 2020 as of<br>12/31/19 | Supervisor<br>Request | Town Manager<br>Request | BOS Approval |
|--|----------------|----------------|----------------|------------------------|-----------------------|-------------------------|--------------|
| <b>Other Items</b>   |                |                |                |                        |                       |                         |              |
| 9-9800 Dep to Rsv  | 0              | 10,000         | 10,000         | 0                      | 10,000                | 10,000                  |              |
| 9-9900 Transfer Out  | 0              | 107,238        | 42,081         | 55,816                 | 0                     | 48,629                  |              |
| <i>15% of Town Manager's annual salary (\$16,454) &amp; 10% of Finance Officer's annual salary (\$5,909)</i> |                |                |                |                        |                       |                         |              |
| <b>Total Other Items</b>   | <b>0</b>       | <b>117,238</b> | <b>52,081</b>  | <b>55,816</b>          | <b>10,000</b>         | <b>58,629</b>           |              |
|  | <b>101,916</b> | <b>381,031</b> | <b>221,799</b> | <b>192,416</b>         | <b>160,035</b>        | <b>212,685</b>          | <b>0</b>     |

**TOWN OF BRIDGTON, MAINE**  
**Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2019**

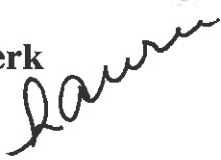
|                                       | *  | Sewer<br>Department | Salmon Point<br>Campground | Total<br>Proprietary<br>Funds |
|---------------------------------------|----|---------------------|----------------------------|-------------------------------|
| <b>ASSETS</b>                         |    |                     |                            |                               |
| Current assets:                       |    |                     |                            |                               |
| Cash and cash equivalents             | \$ | 43,568              | -                          | 43,568                        |
| Accounts receivable                   |    | 31,617              | -                          | 31,617                        |
| Interfund loans receivable            |    | 421,751             | 296,272                    | 718,023                       |
| Total current assets                  |    | 496,936             | 296,272                    | 793,208                       |
| Noncurrent assets:                    |    |                     |                            |                               |
| Capital assets, not being depreciated |    | 169,463             | 650,000                    | 819,463                       |
| Capital assets, net of depreciation   |    | 530,144             | 93,070                     | 623,214                       |
| Total noncurrent assets               |    | 699,607             | 743,070                    | 1,442,677                     |
| Total assets                          | \$ | 1,196,543           | 1,039,342                  | 2,235,885                     |
| <b>LIABILITIES</b>                    |    |                     |                            |                               |
| Accrued wages                         |    | -                   | 256                        | 256                           |
| Bond anticipation note                |    | 190,001             | -                          | 190,001                       |
| Total liabilities                     |    | 190,001             | 256                        | 190,257                       |
| <b>NET POSITION</b>                   |    |                     |                            |                               |
| Net investment in capital assets      |    | 509,606             | 743,070                    | 1,252,676                     |
| Unrestricted                          |    | 496,936             | 296,016                    | 792,952                       |
| Total net position                    | \$ | 1,006,542           | 1,039,086                  | 2,045,628                     |

*See accompanying notes to basic financial statements.*

# TOWN OF BRIDGTON

## MEMO

**TO:** Board of Selectmen  
**FROM:** Laurie L. Chadbourne, Town Clerk  
**RE:** Business License Applications  
**DATE:** June 3, 2020



▪ **Derrick & Matty Mack**

*Mack's Place*

224 Portland Road

Victualer's License Renewal

Impact statements were returned and approved:

☒ CEO ☒ Fire ☒ Police ☒ Tax Collector ☒ Town Clerk

▪ **Spyridon Hronarakis**

*Bridgton House of Pizza*

256 Main Street

Victualer's License Renewal

Impact statements were returned and approved:

☒ CEO ☒ Fire ☒ Police ☒ Tax Collector ☒ Town Clerk

▪ **Spyridon Hronarakis**

*SNDEME2 LLC dba Breakroom*

248 Main Street

Victualer's License Renewal

Impact statements were returned and approved:

☒ CEO ☒ Fire ☒ Police ☒ Tax Collector ☒ Town Clerk

## Laurie Chadbourne

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**From:** Robert "Bob" Peabody, Jr.  
**Sent:** Wednesday, May 27, 2020 2:55 PM  
**To:** Carmen E. Lone; Laurie Chadbourne  
**Cc:** Liston "Lee" E. Eastman  
**Subject:** Re: Farragut Park

Please see Carmen's agenda request.

Bob  
Get [Outlook for iOS](#)

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**From:** Carmen E. Lone <selectmanlone@bridgtonmaine.org>  
**Sent:** Wednesday, May 27, 2020 2:50 PM  
**To:** Robert "Bob" Peabody, Jr.  
**Cc:** Liston "Lee" E. Eastman  
**Subject:** Farragut Park

Please put this on the upcoming agenda.  
Carmen

**SAWYER ENGINEERING & SURVEYING, INC.**

2 Elm Street  
Bridgton, Maine 04009

George Sawyer

(207) 647-8190

January 22, 2020

Dave Madsen  
Town of Bridgton  
3 Chase St.  
Bridgton, ME 04009

Re: Boundary Survey  
Farrugut Park  
No. High St.  
Bridgton, Maine

Dear Dave,

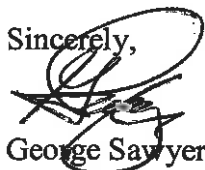
At this time the boundary survey of this property has been completed and the results are shown on the enclosed plan. A metes and bounds description based on the survey of the parcel is also enclosed.

The property was found to be described in a deed recorded in the Cumberland County Registry of Deeds Book 1287 Page 391. This deed is from the Farrugut Post No. 27, Grand Army of the Republic to the Farrugut Memorial Association and it defines the property by metes and bounds and abutting property owners. A search of the records at the Cumberland County Registry of Deeds showed no deed from the Farrugut Memorial Assoc. to the Town of Bridgton.

A monument was found at the northeast corner of this property along with some monuments on abutting or nearby properties. Based on these monuments and this property description and descriptions for abutting parcels, we were able to recreate the boundaries for the parcel. Iron pins were set at three corner points where no monuments were found and stakes were set along the sidelines to mark the lines.

I trust this provides the information requested. If there are questions, give me a call.

Sincerely,



George Sawyer, PLS

Farragut Park  
No. High Street  
Bridgton, Maine

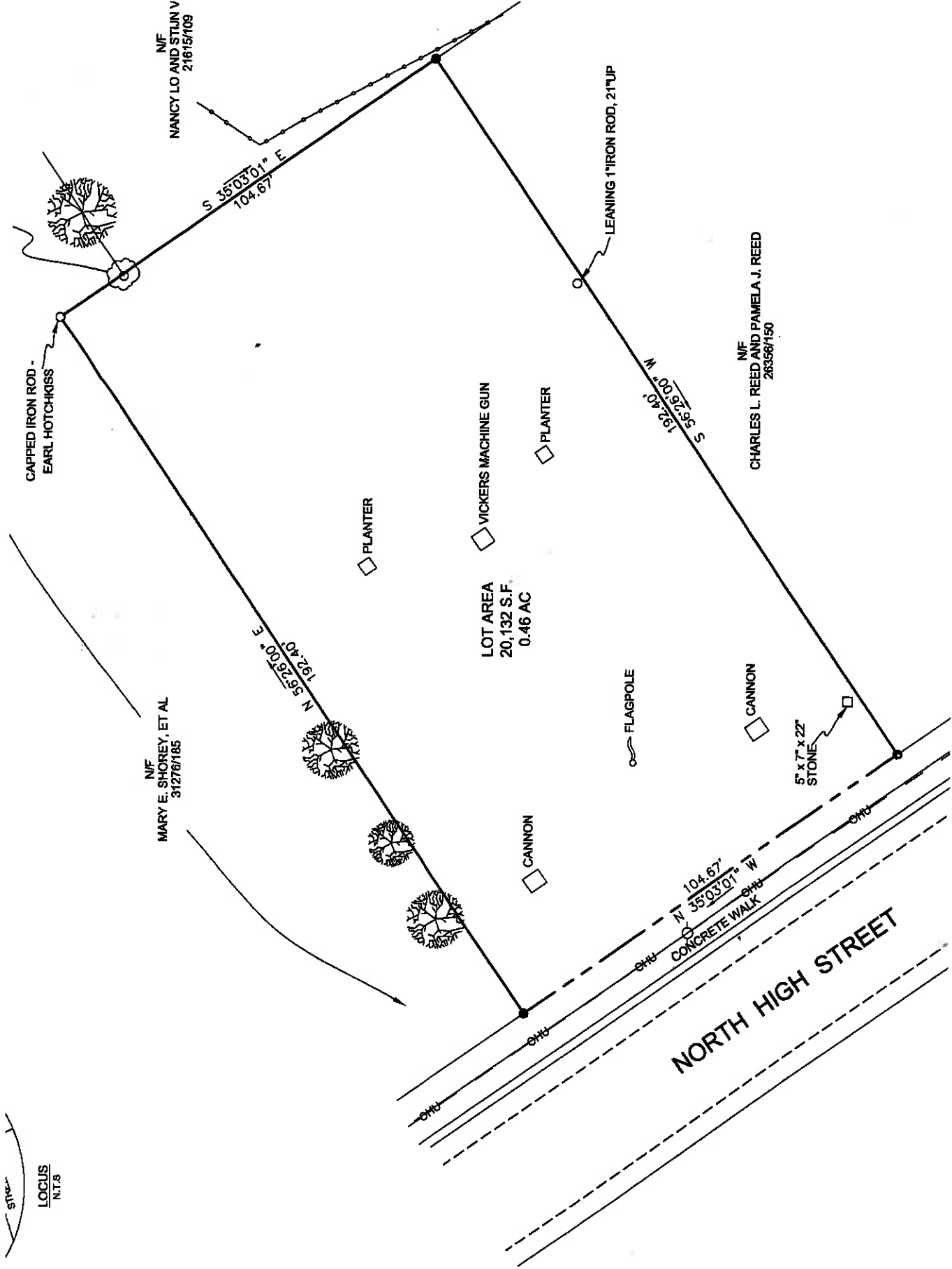
A certain lot or parcel of land located on the northeasterly side of No. High Street in the Town of Bridgton, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a iron pin on the northeasterly sideline of No. High Street; said iron pin marking the northwesterly corner of this lot and the southwesterly corner of land now or formerly of Mary E. Shorey; thence along land of Shorey North 56-26-00 East 192.40 feet to an iron pin; thence along land of Shorey and land now or formerly of Nancy Lo and Stijn Van Even South 35-03-01 East 104.67 feet to an iron pin; thence along land now or formerly of Charles Reed and Pamela Reed South 56-26-00 East 192.40 feet to an iron pin; thence along North High Street North 35-03-01 West 104.67 feet to the iron pin at the point of beginning. .

The above described lot contains 0.46 acres and is that deeded to the Farragut Memorial Association from Farragut Post 27, Grand Army of the Republic as recorded in Cumberland County Registry of Deeds Book 1287 Page 391.

Reference is made to a survey plan entitled "Plan of Land Farragut Park North High Street Bridgton, Maine Record Owner: Farragut Memorial Association " prepared by Sawyer Engineering & Surveying, Inc. Plan No. 120-3.5.

LOCUS  
N.T.S



**Maine Municipal Association**

## Plowing Private Roads & Driveways Revisited

### Maine Town & City - November, 2003

It's been a long time (almost 15 years) since we've reminded readers about the legalities and liabilities of plowing private roads and driveways at public expense, so let's revisit the topic.

In 1989 the Maine Supreme Court confirmed what MMA attorneys and others had long advised: that maintenance, including plowing, of private roads at public expense is an illegal expenditure of public funds for a private purpose, in violation of the State Constitution's "public purpose" clause (see Opinion of the Justices, 560 A.2d 552 (Me. 1989)). This clause authorizes the State to impose taxes (of which the property tax is one example) but only for public purposes. The Court reasoned that there is no public purpose in maintaining a private road because, even if it is not posted or gated, public access can be restricted at any time (a private road is, after all, private property).

The constitutional problem is not avoided by granting "permission" to the municipality to plow a private road – consent does not confer a public right of access, and it can be withdrawn at will.

Nor can the prohibition against plowing private roads at public expense be overcome by popular vote (say, by town meeting or referendum) because no such vote can supercede the State Constitution.

And it is irrelevant that the practice has been longstanding – there is no "grandfathering" of a continuing constitutional violation.

Besides the constitutional problem, there is a very practical reason why municipalities should not be plowing private roads. The Maine Tort Claims Act (14 M.R.S.A. §§ 8101-8118) limits the liability of municipalities and their agents and employees while engaged in legitimate governmental activities, such as plowing public roads. (The limit is \$400,000 for municipalities and \$10,000 for employees.) Because plowing private roads is not an authorized public activity, it is conceivable that a municipality and its agents and employees would not be protected by the MTCA or covered under the municipality's insurance policy. In other words, a municipality and its agents and employees might be held liable without limitation and without insurance coverage for personal injury or property damage caused while plowing private roads.

For more on plowing and maintenance of private roads, see MMA's Municipal Roads Manual, available free to members on MMA's web site at [www.memun.org](http://www.memun.org). (By R.P.F.)

### Return

*This information is intended for general information purposes only and is not meant as legal advice. This information should not take the place of a thorough review of pertinent statutes, consultation with legal counsel, or other specific guidance on the subject.*



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## OPINION OF THE JUSTICES

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560 A.2d 552 (1989)

*OPINION OF THE JUSTICES OF THE SUPREME JUDICIAL COURT given under the Provisions of Section 3 of Article VI of the Constitution.*

Supreme Judicial Court of Maine.

Questions Propounded to the House in an Order Dated May 16, 1989.

Answered June 13, 1989.

### HOUSE ORDER PROPOUNDING QUESTIONS

#### House Order Propounding Questions to the Justices of the Supreme Judicial Court

WHEREAS, it appears to the House of Representatives of the 114th Legislature that the following are important questions of law and that this is a solemn occasion; and

WHEREAS, the Constitution of Maine, Article VI, Section 3, provides for the Justices of the Supreme Judicial Court to render their opinion on these questions; and

WHEREAS, there is now before the 114th Legislature, for its consideration, House Paper 271, Legislative Document 383, "An Act to Clarify Maintenance of Private Roads and Ways by Municipalities" and the constitutionality of the Act has been questioned; and

WHEREAS, it has long been recognized that municipalities have an obligation to protect the health and safety of their residents, and as municipalities have taxing powers to generate the funds for such activities; and

WHEREAS, it has also been long recognized that municipalities have authority to create special service districts to provide specific public services to segments of the municipality's population and the exact scope of the municipal power to raise taxes or assess fees in relation to specific services is now unclear; and

WHEREAS, it has generally been an accepted principle that municipalities could not expend general tax revenues for private benefit and as it is also not uncommon for municipalities in Maine to maintain and plow private roads and this practice has arisen because of the concern of municipal residents to

section does not result in the acquisition, by prescription or otherwise, of any interest in the privately owned road or the services provided by the municipality under this section by any person, including the municipality, the general public or the persons possessing a right-of-way over the privately owned road. Section 3656 does not apply to any repairs performed by a municipality under this section.

----- In House of Representatives,..... 1989 Read twice and passed to be enacted. ....  
 Speaker In Senate,..... 1989 Read twice and passed to be enacted. .... President  
 Approved..... 1989 ..... Governor

[560 A.2d 555]

## ANSWERS OF THE JUSTICES

To the Honorable House of Representatives of the State of Maine:

In compliance with the provisions of section 3 of article VI of the Constitution of Maine, we, the undersigned Justices of the Supreme Judicial Court, have the honor to submit the following responses to the questions propounded on May 16, 1989.

QUESTION NO. 1: Do the provisions of this bill allowing the use of municipal tax revenues for the purposes set out therein violate the public purpose limitation of the Constitution of Maine, Article IV, Part Third, Section 1?

We answer Question No. 1 in the affirmative. The legislative power under Article IV, Part Third, Section 1, of the Maine Constitution includes the power to tax, but only to the extent that the tax revenues are spent for public purposes. See *Common Cause v. State*, [455 A.2d 1](#), 8 (Me.1983). The maintenance at taxpayer expense of privately owned roads as defined in L.D. 383 would be an unconstitutional appropriation of public funds for the benefit of the private property owners.

The public's access to "privately owned roads" as defined by L.D. 383 is both uncertain and potentially transitory. By the definition in the proposed section 3106(2), "the public has no legal right of travel" over any privately owned road on which the bill would authorize the expenditure of public funds. Any possible consent by the private owners to the public's use of the road at most would arise only by inference from the absence, at the time of expenditure, of any barrier or sign "hav[ing] the effect of discouraging public travel." But even that questionable implicit consent could disappear at the whim of owners who subsequently put up a "no trespassing" sign or similar barrier. Any indirect public benefits derived from the proposed public expenditures upon private roads from which the public is or may be barred are outweighed by the public detriment. See *Common Cause v. State*, [455 A.2d](#) at 25. We have no occasion to comment on the validity of a general statute addressing the maintenance of access to private property for the use of emergency vehicles.

QUESTION NO. 2: Do the provisions of this bill, allowing a municipality by vote of its legislative body to assess the users of a right-of-way for the maintenance of that way, violate any provision of the United States Constitution or the Constitution of Maine?

We construe the term "users of a right-of-way" in Question No. 2 to be the equivalent of "those persons who possess a right-of-way to use the privately owned road" who under L.D. 383 could be assessed to pay municipal costs of maintaining that road. We answer Question No. 2 in the affirmative for essentially the same reasons as Question No. 1. For the special assessment that would be authorized by L.D. 383 to be valid, it must involve both a public purpose and a special benefit to the persons to be assessed over and above that accruing to the public. See *City of Auburn v. Paul*, [84 Me. 212](#), [215](#), [24 A. 817](#), [818](#) (1892); *Montgomery County v. Schultze*, [302 Md. 481](#), [489](#), [489 A.2d 16](#), 20 (1985). As we state in our answer to Question No. 1, maintenance of privately owned roads as contemplated in L.D. 383 does not meet the public purpose test.

Because of the absence of a public purpose, an involuntary assessment under L.D. 383 to pay for maintenance costs on a privately owned road would be invalid. L.D. 383 would authorize a municipality to require the owners of a privately owned road, over which the public has neither taken nor been given any public rights, to pay the municipal costs of maintaining their private road. The owners would be required to bear those costs even though some or all of them did not wish the road maintained by the municipality at all, or did not wish it maintained in the way elected by the municipality. The assessment system that would be authorized by L.D. 383 is not the voluntary contractual arrangement upheld by the New Hampshire Supreme Court in *Clapp v. Town of Jaffrey*, [97 N.H. 456](#), [91 A.2d 464](#) (1952), by which the private owners of the road contracted for municipal services. Imposing the proposed

[560 A.2d 556]

assessment on those owners whose private road the municipality maintained against their will would violate the Due Process Clauses of both Constitutions. Me. Const. art. I, § 6-A; U.S. Const. amend. XIV.

QUESTION NO. 3: Do the restrictions in the definition of a privately owned road contained in the bill violate any provision of the United States Constitution or the Constitution of Maine?

We construe Question No. 3 to address the constitutionality under the Equal Protection Clauses of the Maine and the United States Constitutions of the definitional limitation of "privately owned roads" to those that "serve as the primary means of access and egress to 2 or more private year-round residences." We conclude that if L.D. 383 were otherwise constitutional, that limitation would not contravene the constitutional requirements of equal protection of the laws. Under either the Fourteenth Amendment or section 6-A of the Maine Declaration of Rights, exercises of the police power that do not infringe on fundamental rights or implicate a suspect classification are subject to only a rational basis scrutiny. See *Town of Kittery v. Campbell*, [455 A.2d 30](#), 34 (Me.1983). If the municipal expenditures under L.D. 383 passed constitutional muster as being for a public purpose, it would not violate the Equal Protection Clause of either Constitution to limit those expenditures to private roads that at the minimum serve more than one year-round home.

VINCENT L. McKUSICK Chief Justice DAVID G. ROBERTS DANIEL E. WATHEN CAROLINE D. GLASSMAN ROBERT W. CLIFFORD D. BROCK HORNBY  
 SAMUEL W. COLLINS, Jr. Associate Justices

## SPECIAL AMUSEMENT PERMIT APPLICATION

As defined in Section 201 of the Town of Bridgton Special Amusement Ordinance, no Licensee for the sale of liquor to be consumed on his licensed premises shall permit, on his licensed premises, any music, except radio or other mechanical device, any dancing or entertainment of any sort unless the licensee shall have first obtained approval from the Board of Selectmen for a Special Amusement Permit.

The application for a Special Amusement Permit should be filed on this form with the Board of Selectmen or its' designated agent (Town Clerk). Payment of a \$25 fee is required at the time the application is filed. A copy of the Special Amusement Permit Ordinance is available upon request from the Bridgton Town Clerk.

The Board of Selectmen shall, prior to granting a permit, hold a public hearing within 30 days of the date you file your completed application at which time testimony will be received from you or your designated agent and/or any interested member of the public. Failure to attend the public hearing may result in a delay in issuing the permit.

Name of applicant: Dan & Roseana Richards  
Address of applicant: 17 Tarry A While Rd, Bridgton, ME 04009  
Telephone # of applicant: Dan mobile (207) 647-2522; Roseana mobile (207) 647-2522

Name of business: Tarry A While Resort  
Address of business: 17 Tarry A While Rd, Bridgton, ME 04009  
Telephone # of business: (207) 647-2522

Location of business (if different from address of business): Same

Is business a: ☒ corporation / ☐ partnership / ☐ proprietorship  
Type of Entertainment Planned: Music at lobster bakes, weddings, special event celebrations such as anniversaries, birthdays, etc.

Hours of Entertainment Planned: Varies, but not later than 11:00 pm

Has applicant ever had a license to conduct the business described herein denied or revoked or has the applicant or any partner or corporate officer ever been convicted of a felony? ☐ Yes / ☒ No If yes, please provide full details: \_\_\_\_\_

Current Liquor License #: Town of Bridgton: 2019-22 Expiration Date: May 31, 2020 (renewal for 2020-21 submitted)  
July 15, 2020 ☒ copy attached  
Current Dance License #: N/A (outside venue) Expiration Date: \_\_\_\_\_ ☐ copy attached

Signature: Roseana Richards Date: April 23, 2020

### FOR OFFICE USE ONLY:

AMOUNT PAID \$55.00 (\$25.00 PERMIT+ \$30 ADVERTISING)  
DATE SUBMITTED 05 / 05 / 20 20 RECEIVED BY: SP

BOARD OF SELECTMEN

DATE OF APPROVAL \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_\_\_