

BRIDGTON BOARD OF SELECTMEN'S MEETING AGENDA

DATE: Tuesday, November 10, 2020

TIME: 5:00 P.M.

PLACE: Bridgton Town Office, 10 Iredale Street

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/758725517>

You can also dial in using your phone.

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Access Code: 758-725-517

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. October 27, 2020
4. Public Comments on Non-Agenda Items (Each speaker *may* be limited to 3 minutes.)
5. Committee/Liaison Reports
6. Correspondence, Presentations and Other Pertinent Information
 1. Bridgton Broadband; Michael Forcillo, VP of Sales for RedZone
 2. Speed Control Signs on Highland Road; James Cossey
7. New Business
 - a. Awards and Other Administrative Recommendations
 1. Stop Sign on Naramissic Road
 2. Town Property on Cedar Drive; Input from Community Development Advisory Committee
 3. Assisted Living Facility and Supporting TIF; Matthew Walters
 4. Input from Counsel on Ordinance Review Committee Proposed Amendments to Nudity, Fireworks and Disorderly House Ordinances
 5. Recommended Timeline for the Land Use Ordinance Consolidation Project
 6. CDBG-CV Program Update
 - b. Permits/Documents Requiring Board Approval
 1. Victualer's License to Standard Gastropub
 - c. Selectmen's Concerns
 - d. Town Manager's Report/Deputy Town Manager's Report
8. Old Business (Board of Selectmen Discussion Only)
 - a. Wastewater Status Update
 - b. Streetscape: Upper and Lower Main Street Status Update

9. Treasurer's Warrants
10. Public Comments on Non-Agenda Items *(Each speaker may be limited to 3 minutes.)*
11. Dates for the Next Board of Selectmen's Meetings
November 24, 2020
December 8, 2020
December 22, 2020
12. Adjourn

**Town Manager's Notes
Board of Selectmen's Meeting
November 10, 2020**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
 - a. October 27, 2020
***Suggested Motion:** Move to approve the October 27, 2020 Selectboard Minutes.*
6. **Correspondence, Presentations and Other Pertinent Information**
 - a. Michael Forcillo, VP of Sales for RedZone, will be delivering a PowerPoint presentation on the Company's proposal to provide fixed wireless broadband access to Bridgton. A copy of the presentation is in your binder.
***Suggested motion:** Move to direct the Town Manager to _____.*
 - b. In your binder, please find a letter from James Cossey as well as additional documentation. He is requesting 1) a specialized speed control sign be purchased by Highland Road residents and 2) reimbursement from the Town to the contributors of the purchase price.
***Suggested motion:** Move to direct the Town Manager to _____.*
7. **New Business**
 - a. Awards and Other Administrative Recommendations
 1. The Chair has requested a discussion on placing a Stop Sign at the intersection of Naramassic and Ingalls Roads. Please refer to Article IV Section VI in the Town's Traffic Ordinance in your binder.
***Suggested motion:** Move to direct the Town Manager to _____.*
 2. The Community Development Advisory Committee will be reporting their findings regarding the disposition of the Town owned property on Cedar Drive.
 3. Matthew Walters, Woodland Senior Living, will be making a presentation to the Board on his proposed Woodlands Memory Care of Bridgton project on Route 302. Please refer to his letter, pamphlet, and presentation in your binder. Central to the discussion will be the need to establish a Tax Increment Financing District to include a Credit Enhancement Agreement with the developer/owner.
***Suggested motion:** Move to direct the Town Manager to _____.*
 4. The Community Development Director will be sharing input from Town Counsel on the Ordinance Review Committee's proposed ordinance amendments.
 5. The Community Development Director has provided a timeline for the Land Use Ordinance Consolidation Project for the Board's review and discussion.
 6. The Community Development Director has provided the Board with a memo providing an update on the CDBG-CV assistance programs being administered by the Bridgton Community Center.
 - b. Permits/Documents Requiring Board Approval
 1. William H. Holmes dba Standard Gastropub has applied for a Victualer License renewal. A copy of the application is in your binder.

Suggested motion: Move to approve a Victualer License for William H. Holmes dba Standard Gastropub.

8. Old Business

- a. Project Updates

Board of Selectmen's Meeting Minutes

October 27, 2020; 5:00 P.M.

Board Members Present: Liston E. Eastman, Chairman; Glenn R. Zaidman, Vice-Chairman, Carmen E. Lone; Paul A. Tworog
Board Members Remote: G. Frederick Packard
Administration Present: Town Manager Robert Peabody; Deputy Town Clerk Samantha Eichel, Community Development Director Linda LaCroix, Public Service Director David Madsen

1. Call to Order

Chairman Eastman called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of Minutes

a. October 6, 2020

b. October 13, 2020

Motion was made by Vice-Chairman Zaidman for approval of the minutes from the October 6, 2020 and October 13, 2020 Board meeting; second from Selectman Packard. 5 approve/ 0 oppose

4. Public Comments on Non-Agenda Items

There were no public comments.

5. Committee/Liaison Reports

There were no Committee/Liaison Reports.

6. Correspondence, Presentations and Other Pertinent Information

a. Resignation of Peter Lowell from Bridgton Ice Arena

Peter Lowell submitted his resignation from the Board of Directors of the Bridgton Ice Arena. **Motion** was made by Selectman Lone to accept, with regret Peter Lowell's resignation from the Board of Directors of the Bridgton Ice arena; second from Selectman Tworog. 5 approve/ 0 oppose

Chairman Eastman expressed his interest in becoming a member of the Board of Directors of the Bridgton Ice Arena. **Motion** was made by Selectman Packard to appoint Lee Eastman to the Board of Directors of the Bridgton Ice Arena; second from Selectman Lone. 5 approve/ 0 oppose

b. Moose Pond Agreement

Town Manager Peabody indicated the Denmark Town Manager is still trying to contact Sweden's Town Manager to participate with the Moose Pond Sharing Agreement. Town Manager Peabody suggested funding from the Undesignated Fund Balance. Discussion ensued between Board of Selectmen and Town Manager Peabody. Vice-Chairman Zaidman suggested a reserve fund be setup for future cost. **Motion** was made by Vice-Chairman Zaidman to approve up to \$85,000.00 in cost and accept the Moose Pond Cost Sharing Agreement; second by Selectman Lone. 5 approve/ 0 oppose

c. Transfer Station Punch Cards

Selectman Tworog opened the conversation, questioning if the Town Manager can reissue transfer station punch cards. Town Manager Peabody responded to questions from the Board, referencing the July 1, 2010 BOS Meeting Minutes, policy is a Select Board's policy to not replace punch cards. Discussion ensued. **Motion** was made by Vice-Chairman Zaidman to leave the Transfer Station Punch Card Policy as is; second by Selectman Lone. 4 approve / 1 oppose Selectman Tworog

Motion was made by Vice-Chairman Zaidman not to reissue a punch card to David and Barbara Rathbone, second by Selectman Lone. 4 approve/ 1 oppose Selectman Tworog

7. New Business

a. Awards and Other Administrative Recommendations

1. Lake Level Discussion

David Madsen, Public Service Director answered questions from the Board.

Berry Denofrio presented the Board his findings and data regarding Woods Pond water levels over past years.

Bill Preis presented the Board with data he collected regarding Highland Lake water levels.

Discussion ensued. The Board and Town Manager Peabody will create a proposed policy for the November 10th meeting with a potential vote on proposed policy for the November 24th Board Meeting.

2. Presentation of the Marijuana Establishments Application

Community Development Director Linda LaCroix presented the application to the Board.

3. Woodlands Senior Living Project Discussion

Community Development Director Linda LaCroix advised the Board that Matthew Walter from Woodlands Memory Care of Bridgton is having remote calling issues. Chairman Eastman stated board will move to next agenda item.

4. 2020-2021 Community Development Block Grant (CDBG) Materials and Invitation to Submit Ideas to the Community Development Advisory Committee

Community Development Director Linda LaCroix answered questions from the Board regarding the material provided to them. Bob McHatton, Vice-Chairman Community Development Advisory Committee, requested the Board of Selectmen give the committee direction on where the potential funds go. Discussion ensued. Chairman Eastman set a workshop for November 17th @ 5p.m.

b. Permits/Documents Requiring Board Approval

1. Certification of Commitment of Sewer User Rates Commitment #244

Motion was made by Vice-Chairman Zaidman to commit the July 1, 2020 to September 30, 2020 Sewer User Rate Commitment #244 comprising 2 pages totaling \$3,162.62 to the Treasurer for collection; second by Selectman Packard. 5 approve / 0 oppose

c. Selectmen's Concerns

- **Selectman Packard** had no concerns.

- **Selectman Tworog** asked about the air filtration system used in the BOS meeting room. Discussion ensued. Selectman Tworog asked the Community Development Director Linda LaCroix for a broadband update. Linda LaCroix stated she would be providing updated information to the Board on the November 10, 2020 meeting.
- **Selectman Zaidman** asked Town Manager Peabody for an update on the sewer covers located on Main Street.
- **Selectman Lone** asked if something could be done about the area in front of Food City, the pavement is uneven and has concern it will cause damage to vehicles. Town Manager Peabody informed there will be a final coat of pavement being laid before Thanksgiving.
- **Selectman Eastman** stated the Lopeman-Potts American Legion Post #67 did a really nice job with their ribbon cutting ceremony.

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

TOWN OF BRIDGTON DEPUTY TOWN MANAGER'S REPORT October 27, 2020

Extended Hours

The Town Clerk's Office will be open on Thursday, October 29th 4:00 p.m. to 7:00 p.m. and Saturday, October 31st 9:00 a.m. to Noon for the purpose of accepting voter registration, absentee balloting, and other election related issues. No other town business will be conducted during this time. **Voting will be held at the Town Hall located on North High Street on Tuesday, November 3rd 8:00a.m. to 8:00p.m.**

General

On the October 20th the Town of Bridgton conducted its annual mandatory **employee training**. Unlike last year the training was held with the attorneys attending virtual and staff attending in person. To meet CDC guidelines there were multiple sessions held to assure that the room capacity was met.

Bridgton Recreational Department

Bridgton Recreation Department will be holding a **Haunted Forest Walk** on Saturday, October 31, 2020 beginning at 2:00 p.m. to 5:00 p.m. starting at Stevens Brook Trail. Starting at the Old Memorial School down through Stevens Brook Trail to the Bob Dunning Memorial Bridge. Since this "event" there has been mysterious noises and odd sightings throughout. Police have refused to comment and all witnesses since have vanished...do you dare take the walk to investigate this "event" yourself? There is a suggested donation of \$2 and a family donation of \$8. There is also a **Scavenger Hunt** planned for all ages beginning on Sunday October 25th through October 31st. Search the Town of Bridgton high and low to find all of the items listed in the hunt. Each item is worth 1 point. Winners will be drawn the first week in November. For more information about these two events, and more, contact Gary Colello, Recreation Director, at 207-647-1126 or refer to our website at www.bridgtonmaine.org.

Bridgton Fire Department

Bridgton firefighters, **Captain Richard Meek completed the Presumpscot Valley Firefighter 1 & 2 Pro-board certification**. Mr. Meek is the fifth firefighter this year to complete extensive specialized training, for the department. All four stations **septic tanks were pumped**. Public Services assisted with excavation and clean-up and we thank them for their assistance! The **North Station ramp** was heaved, repaired and re-paved with the help of Public Services, again we thank the Public Services Department! **Firefighter Edward Pontbriand attended a wilderness rescue class** in Denmark October 4th. On **October 28th, Firefighter Edward Pontbriand will present training on wilderness rescue operations and an overview of the Maine Search and Rescue dog teams** that he and his wife are members of. The Pontbriands have two K/9 dogs with specialty search and rescue training and we are fortunate to have them in our area and Mr. Pontbriand as one of our department members.

Bridgton Police Department

On Saturday, October 24th Bridgton Police Officer Todd Smolinsky was at the Bridgton Community Center as representative for **National Drug Take-back Day**. Approximately 300lbs of drugs were collected for incineration. Please note that the Bridgton Police Department has a **drug deposit receptacle** available in their lobby for the deposit of unused outdated prescriptions/medications (no needles) which is available year-round during regular office hours. With new hire **Officer Mitchell Johnson**, the Police Department is back to full staff. **Sergeant Muise** received a weeklong leadership training in Maine from FBI LEEDA. **Chief Jones** attended the International Chiefs of Police conference (virtual) and all officers received a 3-hour block of implicit bias training (virtual) all this past week. On Saturday, October 24th The Bridgton Police Department escorted the **National Commander** to the re-dedication ceremony of the Lopeman-Potts American Legion Post 67 located on Depot Street.

Health Officer Catherine Pinkham continues to participate in **webinars and MMA workshops** and recently the MMA convention. Health Officer Pinkham worked with **Post 67** to assure that safety measures for social distancing were in place for their re-dedication ceremony this past Saturday. **REMINDER...Flu season** is coming so please get your **flu shots** as soon as possible...they are very important!

Until next time....be safe and be well.

Georgiann M. Fleck
Deputy Town Manager

Selectman Packard left the meeting remotely.

8. Old Business (Board of Selectmen Discussion Only)

- a. Request from Patricia McDonald-Scholz to Purchase Property on Gibbs Avenue (tabled from 10/13/2020)

Motion was made by Chairman Eastman to remove the item from the agenda; second by Selectman Tworog. 4 approve / 0 oppose Selectman Packard was absent.

- b. Wastewater Status Update

Town Manager Peabody provided a brief waste water status update

- c. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief update of the Upper and Lower Main Street status.

9. Treasurer's Warrants

Motion was made by Selectman Lone for approval of Treasurer's Warrants numbered 50, 51, 52, 53, 54, 56 & 57; second from Vice-Chairman Zaidman. 4 approve/ 0 oppose Selectman Packard was absent.

10. Public Comments on Non-Agenda Items.

There were no public comments on non-agenda items

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

November 10, 2020

November 24, 2020

November 17, 2020 Workshop

12. Adjourn

Chairman Eastman adjourned the meeting at 8:25 P.M.

Respectfully submitted,
Samantha Eichel
Deputy Town Clerk

BROADBAND



FOR ME

Bridgton
Fixed Wireless Access
Broadband Proposal

October 27, 2020

 **redzone**

Proposal Outline

- Project Goals
- Commercial Partner Description
- Project Area Scope
- Broadband Technology Cost Comparison
- Redzone Technology Approach
- Bridgton Site Plans & Coverage
- Timeline
- Cost Breakdown - Public / Private Allocation
- Performance Based Payment Terms

Bridgton Broadband Project Goals

1. Fast Reliable Broadband: Deliver Reliable Broadband Services to Bridgton that Meet or Exceed FCC-defined Standards
2. Cover the Entire Community: Build a New Network that Provides Access to 95% of all Homes and Business Locations
3. Address Broadband Affordability: Provide Broadband Services for \$50/mo, with 2% Annual Rate Increase Cap for 5 years
4. Act with Urgency: Complete the Entire Project in 6-9 months
5. Low Bridgton Financial Commitment: Limit the Amount of Bridgton Capital Contribution to \$250K - Vendor to Assume All Other Costs/Liabilities
 - a. Bridgton will have no Additional Financial Liabilities, Subscription Minimums or Future Costs for Operating Expenses, Technical Support, Network Maintenance, or Technology Upgrades.
6. No Restrictions or Exclusivity: Project is Non-Exclusive such that Bridgton is Able to Work to Develop Alternate Broadband Network Projects at All Times.
7. Low Risk: Credible Proven Maine Provider and Performance-Based Payment Terms Incentivize Rapid Project Completion and Reduce Risk

Commercial Partner Description

Redzone Wireless, LLC

Fixed Wireless Broadband Services & Technology Company
HQ in Rockland, Maine

Redzone Wireless is a Maine-owned and operated company with more than 10 years of experience designing, constructing, operating and supporting broadband networks in Maine. The company currently operates 68 4G LTE fixed wireless broadband network sites which provide reliable and affordable FCC-defined broadband access to more than 350,000 homes and business locations in 150 rural and non-rural communities across Maine.

The company's advanced network, which is both scalable and upgradeable, maximizes coverage and capacity by extending fiber connectivity wirelessly to large geographic areas, leveraging its exclusive wide channels of FCC licensed mid band spectrum at 2.5 GHz.

Maine's Top Rated Internet Provider

4.1 ★★★★★

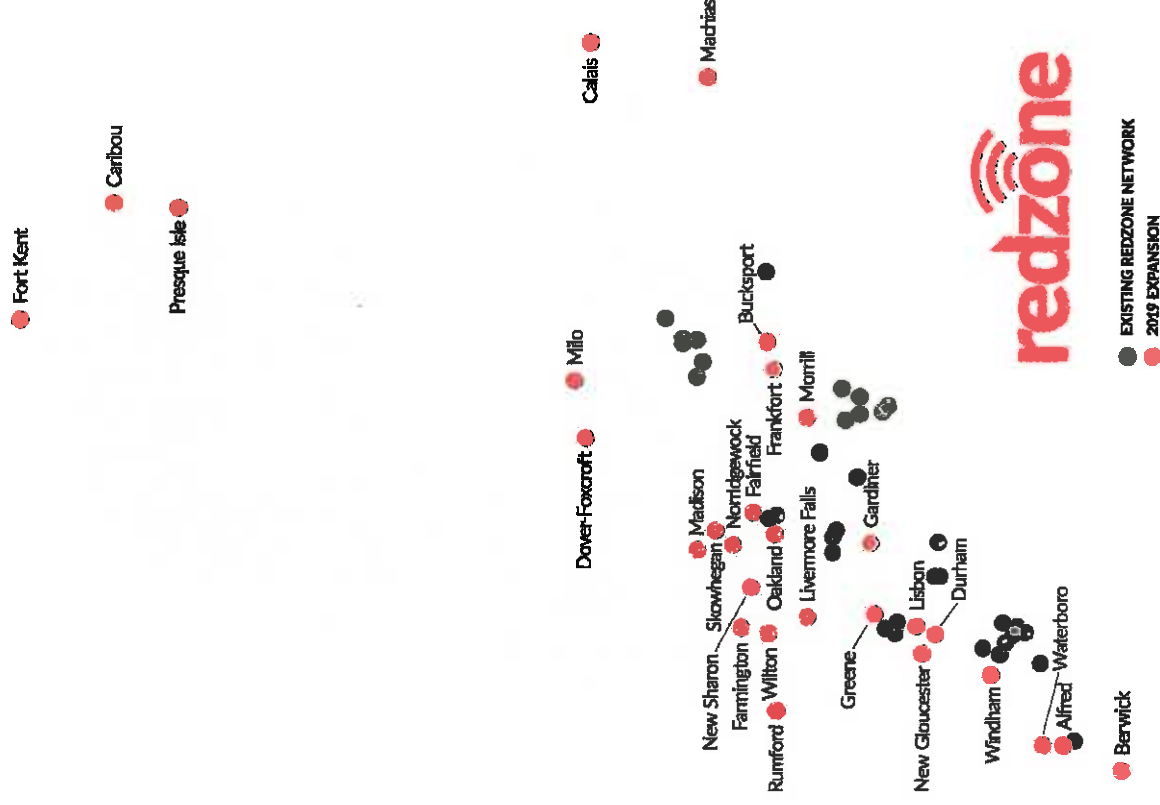
Redzone Broadband Network Site Map

68 Active Sites as of January 1, 2020
Maine HH Coverage: 350,000

New Sites Activated in 2020

1. Belfast
2. Boothbay Harbor

(4) Additional 2020 Sites Planned



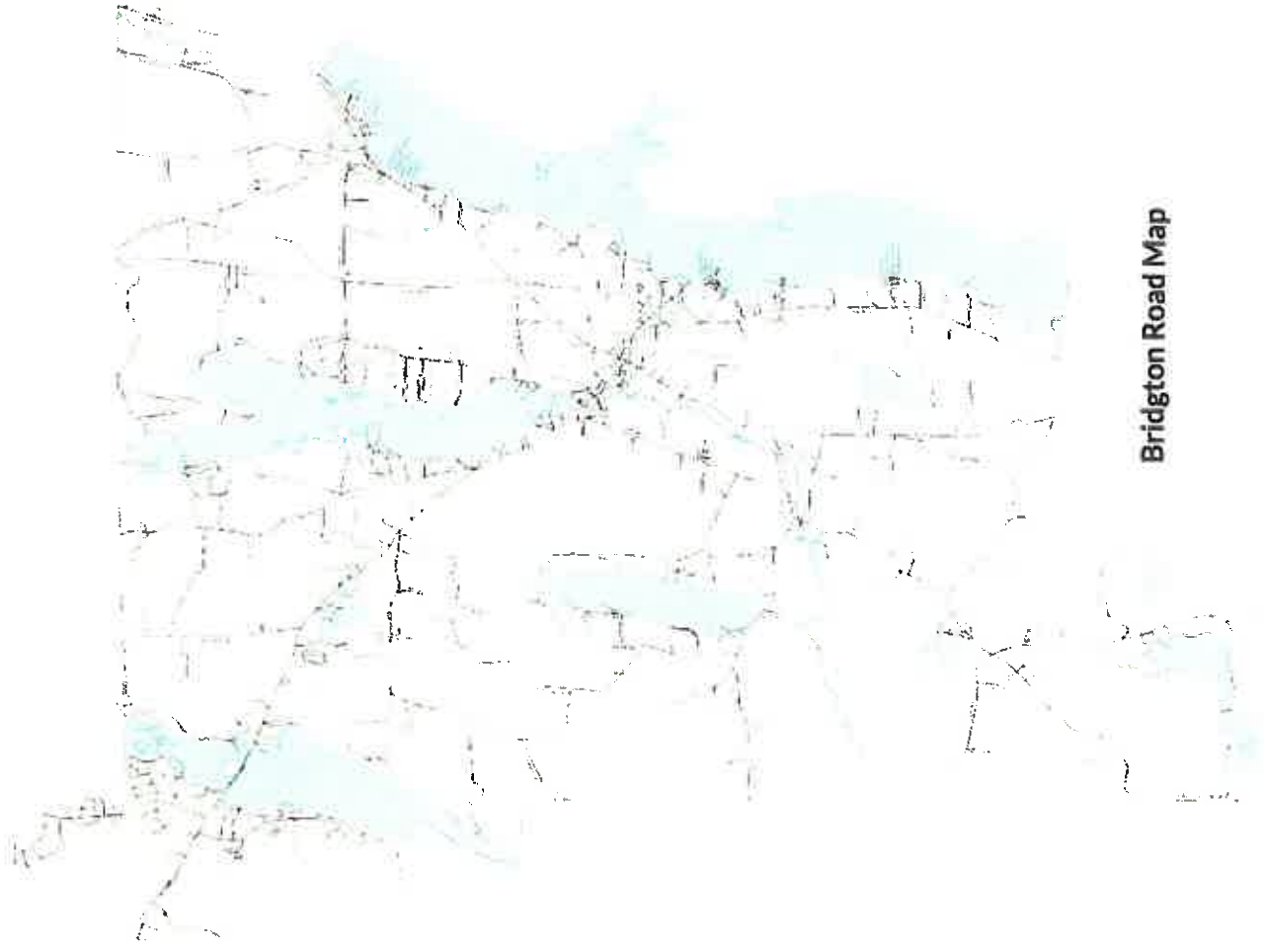


Maine Facts

State Population: 1.3 Million
State Households: 550K
State Land Area: 35K Sq Miles
H/Hs Per Sq Mile: 15.71
State Road Miles: 46K
Road Miles / Sq Mile: 1.3

Bridgton Facts

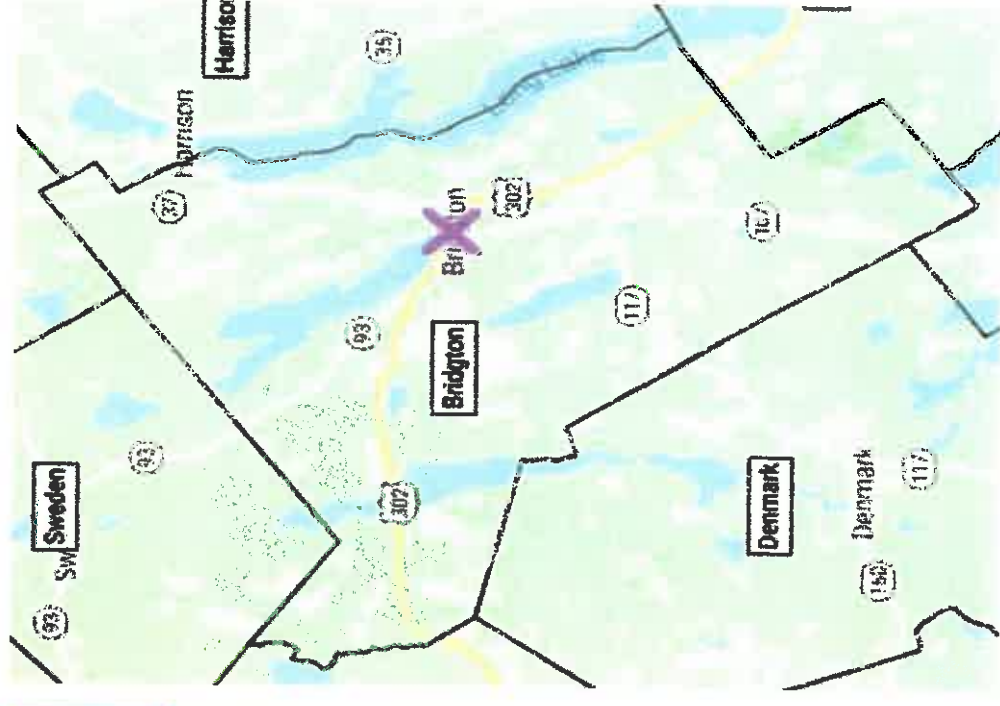
Population: 5368
Households: 2250
Land Area: 56.79 Sq Miles
H/Hs Sq Mile: 39.62
Road Miles: 170 (Est)
Road Miles / Sq Mile: 3.0



Bridgton Road Map

Bridgton Project Area Scope/ Statistics

Town	Population	Households	Land Area (Sq. Miles)
Bridgton	5368	2250	56.8
Adjacent Communities in Region			
Denmark	1150	480	46.12
Harrison	2750	1115	33.2
Sweden	400	180	28.84
Fryeburg	3500	1370	58.35
Total	9,431	3,842	200.43



Rural Broadband Solution Cost Comparison

Bridgton: 57 Square Mile Area – 2250 Households

Fixed Wireless vs Fiber to The Home

Fixed Wireless Network Operating on FCC Licensed Spectrum (FWA)

Assumptions

- Utilize Existing Towers
- Take Rate: 40% (900 Connections)
- Service Level: 50 Mbps/Low Latency - No Data Caps
- Towers Sites Required:(5) 2 Fiber / 3 Wireless Backhaul
- FWA Cost Per Site: \$50K
 - 3 Sector Dual Carrier LTE Fixed Wireless Sites Operating on 2.5 GHz FCC Licensed Spectrum
- FWA Network Construction Cost: \$250K
- CPE Cost: (Customer Premise Equipment): \$157.5K
 - 900 Connected Households @ \$175 per H/H
- Annual Operating Expenses: \$132.5K
 - Tower Leases (5): \$1600 Month / \$96K Yr
 - IP Uplink Data (2GB): \$2000 Month / \$24K Yr
 - Maintenance (5% of Capital Cost): \$12.5K

Fixed Wireless Broadband Access Total Cost

To Provide 100% Access (2250 HHs): \$250K (\$111/HH)
1X Network Construction & 900 CPE: \$407.5K (\$452/HH)
Operating Expense Per Connected H/H: \$147/yr (\$12.25/mo)

Fiber Optic Network Deployed to Each Household

Assumptions

- New Fiber Construction on All Roads
- Take Rate: 40% (900 Connections)
- Service Level: 250 Mbps/Low Latency - No Data Caps
- Total Road Miles in Bridgton: 170 (Estimated)
- Fiber Cost Per Road Mile: \$22K Total: \$3.74M
- Fiber Connect 900 H/Hs from Road @ \$600: \$540K
- Attachment to Existing Utility Poles: \$15/Yr
 - 3400 Poles (20 per rural road mile)
- Fiber Network Construction Cost: \$4.28M
- CPE Cost: (Fiber ONT) Per H/H @ \$75: Total \$75K
- Annual Operating Expenses: \$308K
 - Pole Attachment Costs (3400@ \$15/yr): \$51K
 - IP Uplink Data (4GB): \$4000 Month / \$48K
 - Maintenance (5% of Construction Cost): \$209K

Fiber Optic Broadband Total Cost

To Provide 100% Access (2250 HHs): \$4.4M (\$1,955/HH)
1x Network Construction & 900 CPE: \$4.35M (\$4,833/HH)
Operating Expense Per Connected Home: \$333/yr (\$27.75/mo)



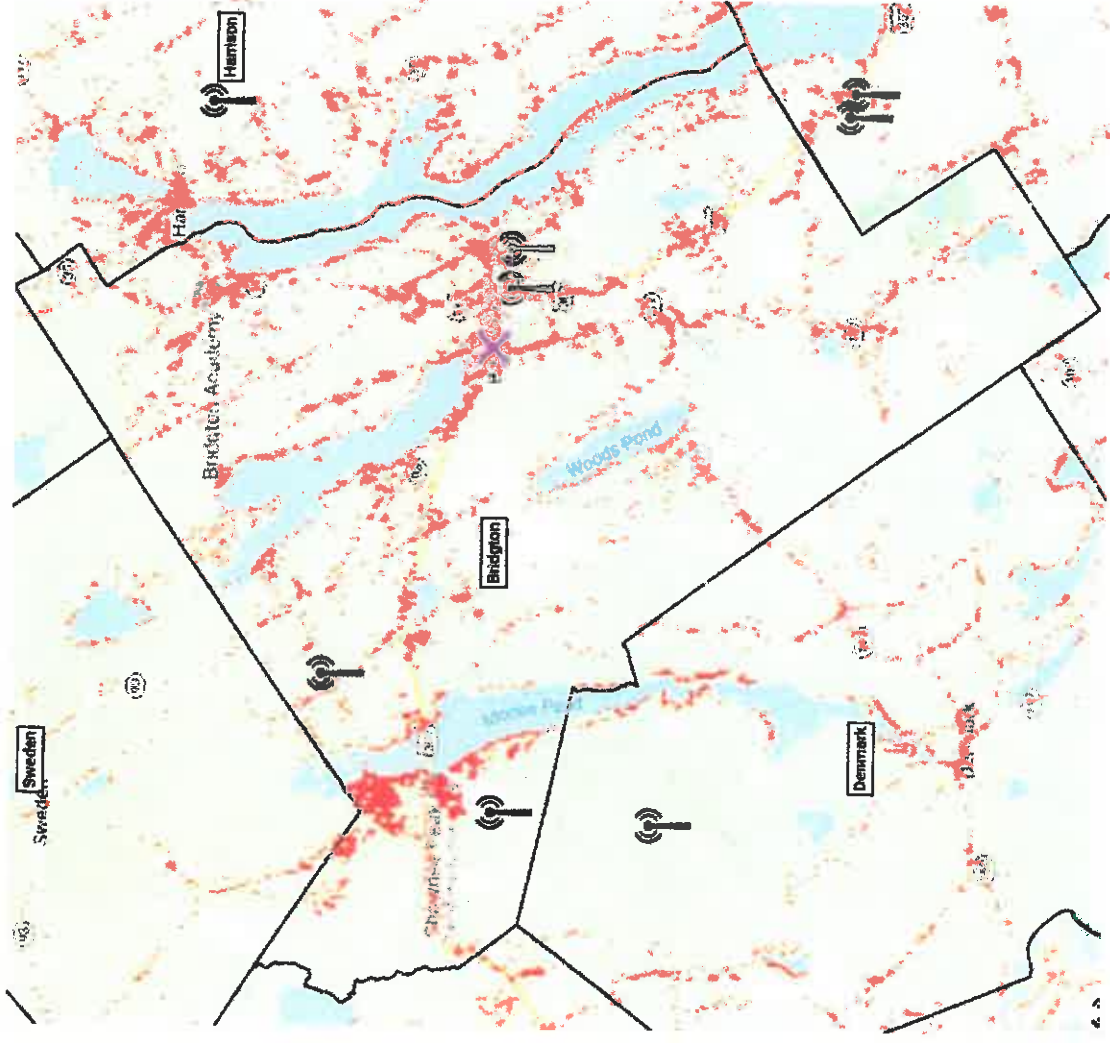
Redzone Technology Approach

Redzone proposes to secure 5 tower locations in the Bridgton area, and activate FCC-Licensed FWA Broadband Network Transmission Equipment that will provide coverage and access to substantially all of Bridgton's households and business locations.

Redzone's solution utilizes standards-based Dual Carrier Access (DCA) LTE technology to aggregate multiple (20 MHz) FCC-Licensed Spectrum bands in order to achieve maximum bandwidth and spectral efficiency.

This configuration is used in 4G LTE and 5G networks in the US, and globally, to provide licensed wireless broadband at speeds in the hundreds of megabits per second. Redzone's current LTE hardware and spectrum density can support speeds in excess of 200/20 Mbps with proper licensing, and will reliably meet the following FCC-defined broadband performance tiers for upload and download speeds in a community setting.:

25/3 Mbps	50/10 Mbps
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Bridgton Boundaries - HH/Locations and Potential Tower Sites

Project Timeline - 6 Months

Timeline Period - 2 Week Intervals	Projected Activities & Milestones
Interval 1 Day 1-14	Bridgton Project Approval Submit New Tower Lease Applications Assign RF Engineering Planning Tasks
Interval 2 Day 15-30	RF RNP (Radio Network Plan) Network & Spectrum Planning Submit POs for ENB (ENB) Radio Transmission Units Submit Spectrum & Firmware License Applications
Interval 3 Day 31-45	Perform Tower Site Inspections Assess Utility and Fiber Access Schedule Engineering Structural Analysis as required Approve Tower Lease Applications Determine New Fiber & Microwave Backhaul Requirements Procure Customer Premise Equipment and WIFI Router Units
Interval 4 Day 46-60	Continue Radio Network Planning (RNP) and Spectrum Channel Expansion Validate RNP is Live Test Area - 50/10 Certification Complete Construction Plan Execute New Fiber Circuit & Upgrade Agreements
Interval 5 Day 61-75	Complete Spectrum Allocation RNP and Firmware Testing Configure & Test New ENB Components
Interval 6 Day 75-90	Begin New Tower Construction Announce New Service Plans and Begin Community Communications
Interval 7 Day 91-105	Complete Tower Construction - Utility Work Activate New Microwave Backhauls Open Presale for Initial 100 Customer Installations
Interval 8 Day 106-120	Complete Fiber Installations Conduct Field Testing and Service Performance Verification
Interval 9 Day 121-140	Begin Presale Customer Installations Activate New Fiber Circuits Complete New Tower Activation & Certification QA
Interval 10 Day 141-155	Open Website for Signups to Entire Community Continue New Customer Sales and Installations
Intervals 11-12 Day 156-180	Wrap up Open Installation Orders Deliver Project Completion Certification Documentation to Community Sponsor

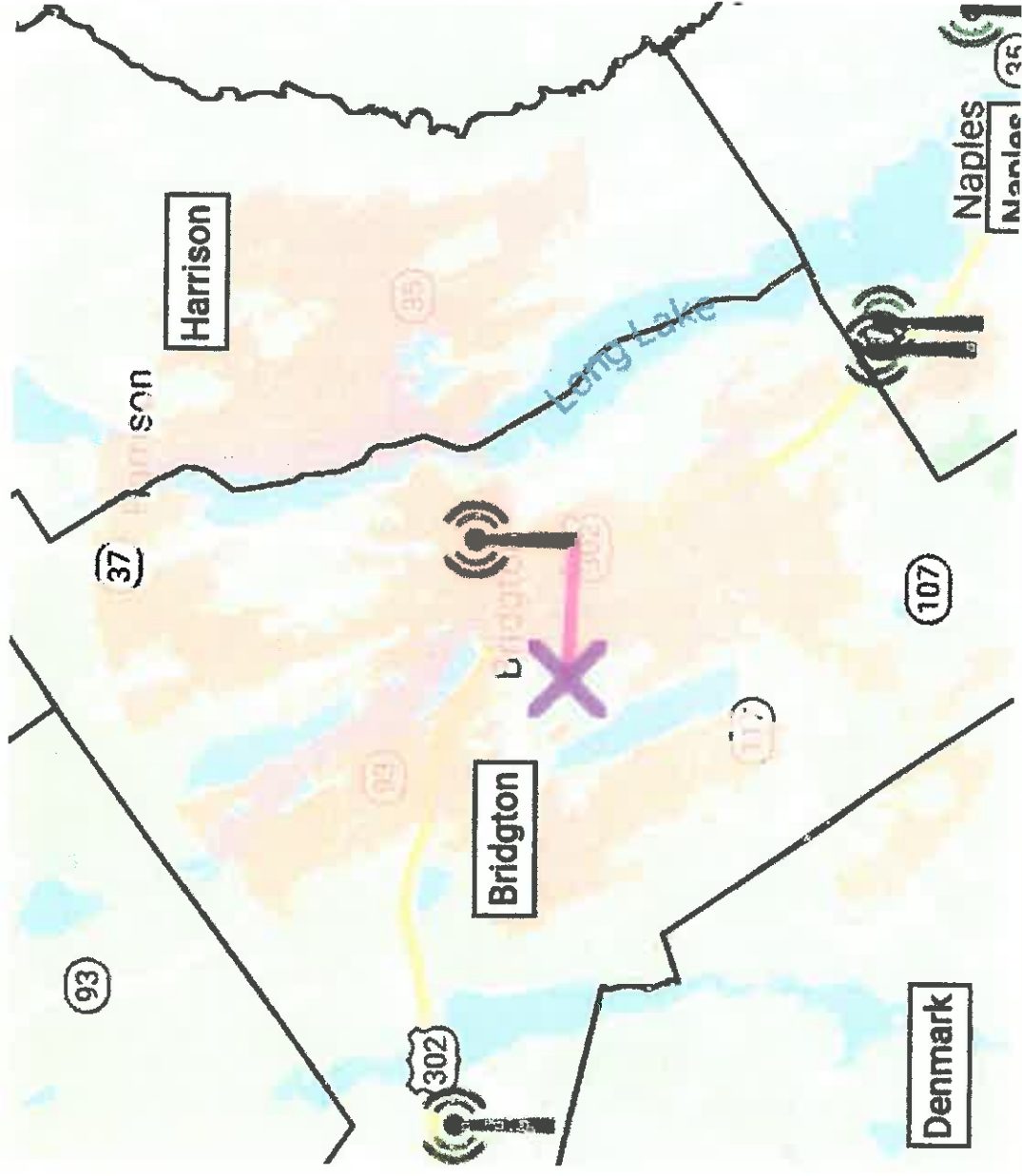
Bridgton Site Plans & Coverage (1)

Site 1

ATC Bridgton

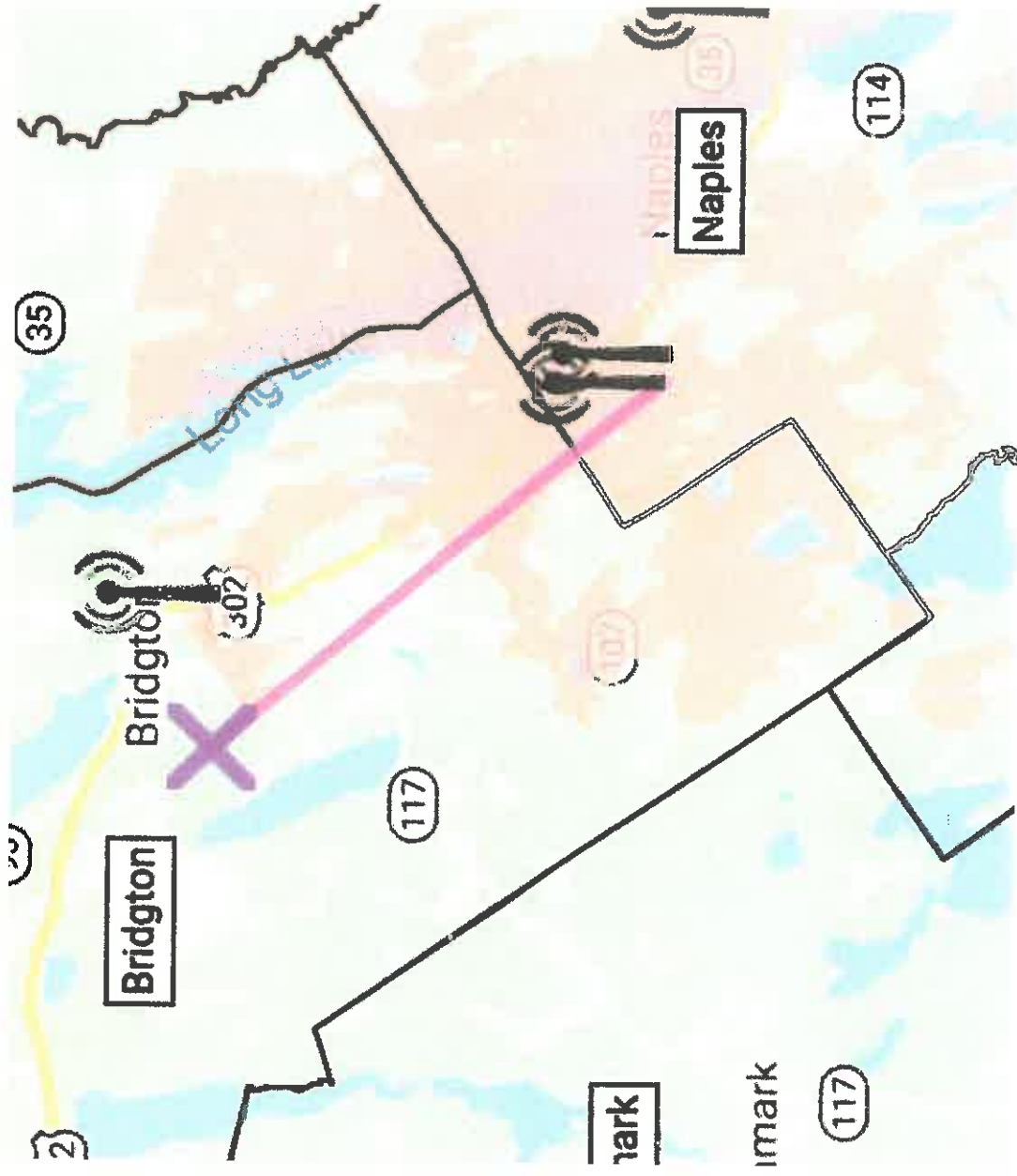
Regional HH

Coverage: 1583



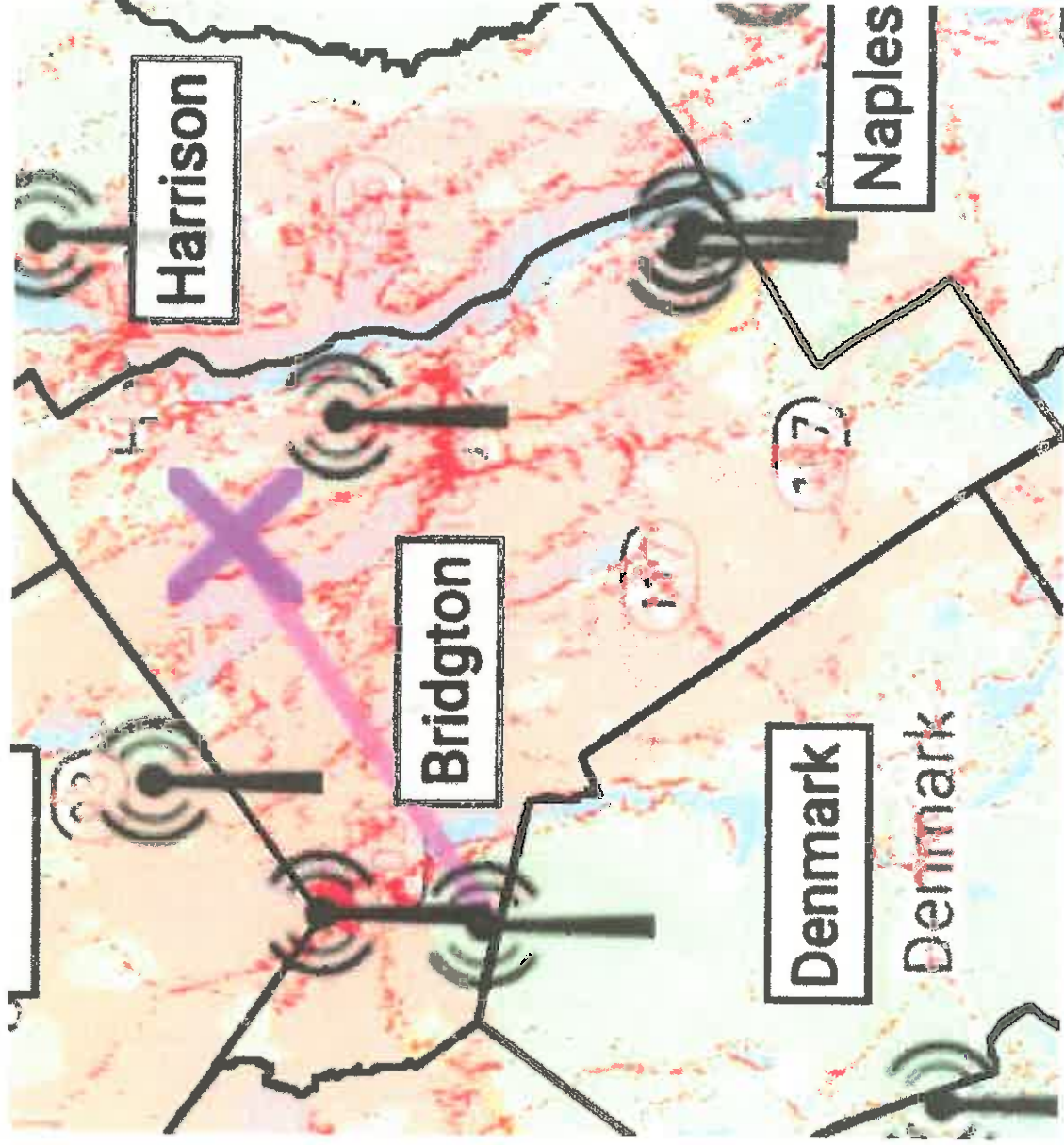
Bridgton Site Plans & Coverage (2)

Site 2
ATC Naples
Regional HH
Coverage: 1076



Bridgton Site Plans & Coverage (3)

Site 3
ATC Shawnee
Peak
Regional HH
Coverage: 3704



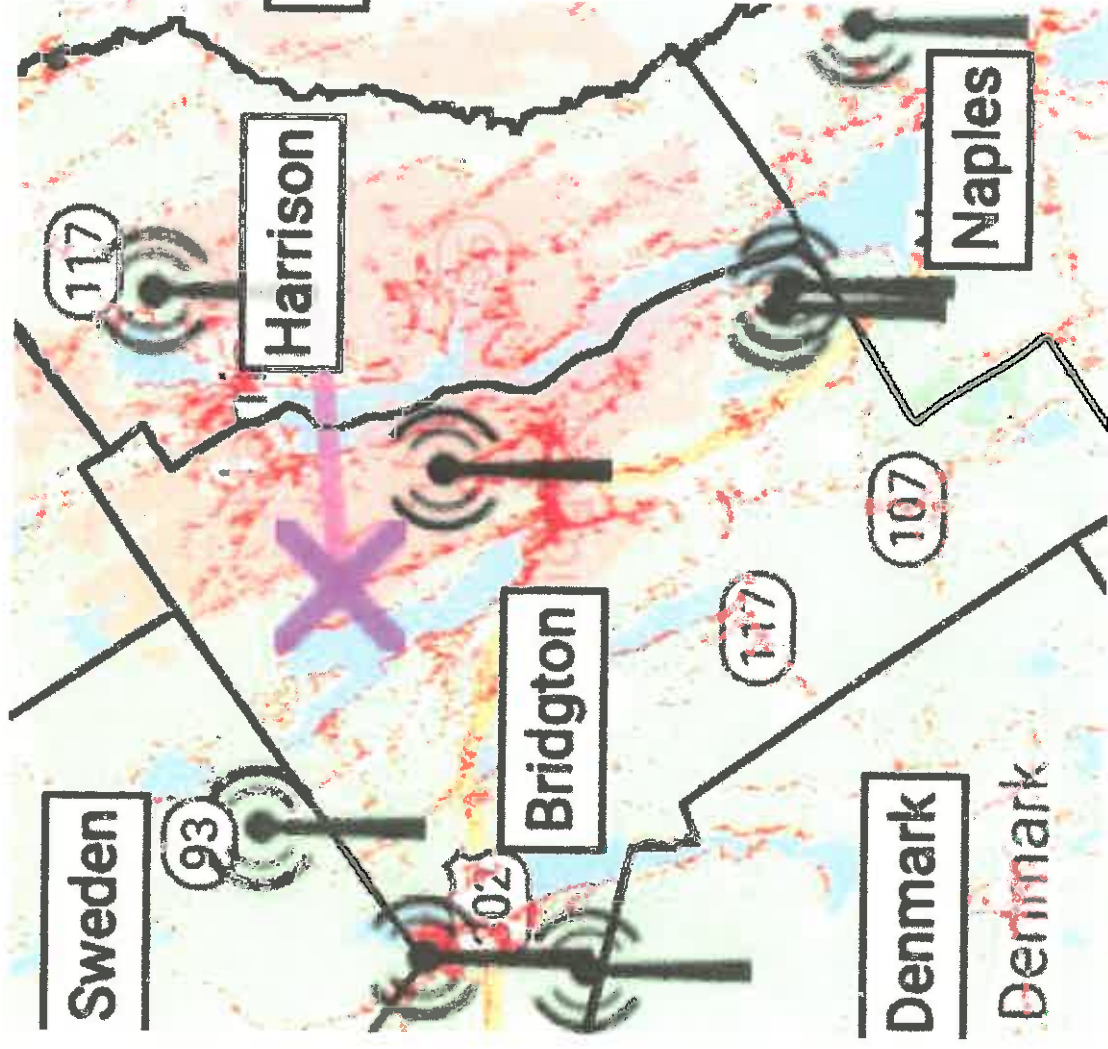
Bridgton Site Plans & Coverage (4)

Site 4

CCI Harrison

Regional HH

Coverage: 1529



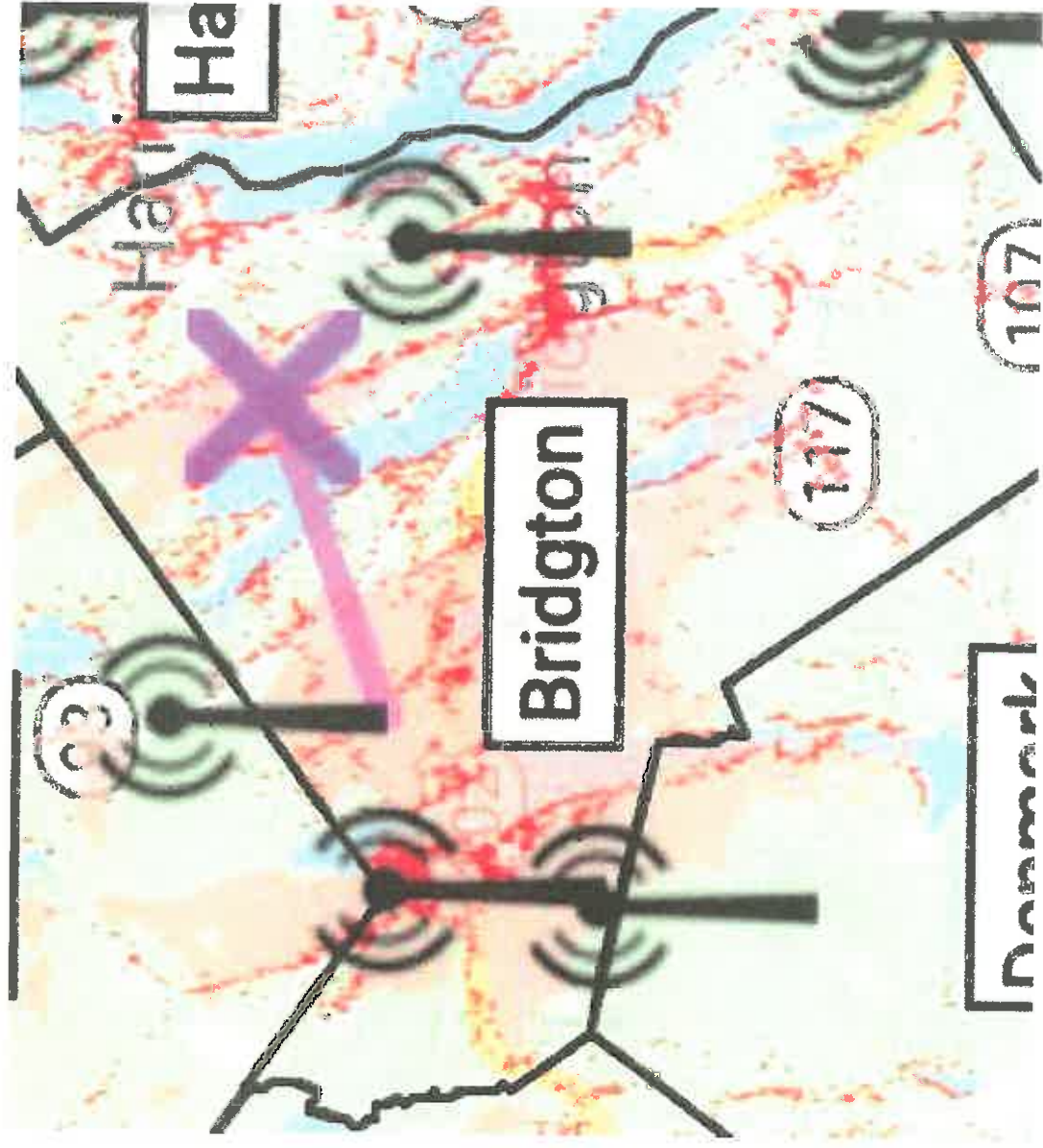
Bridgton Site Plans & Coverage (5)

Site 5

**USCC West
Bridgton**

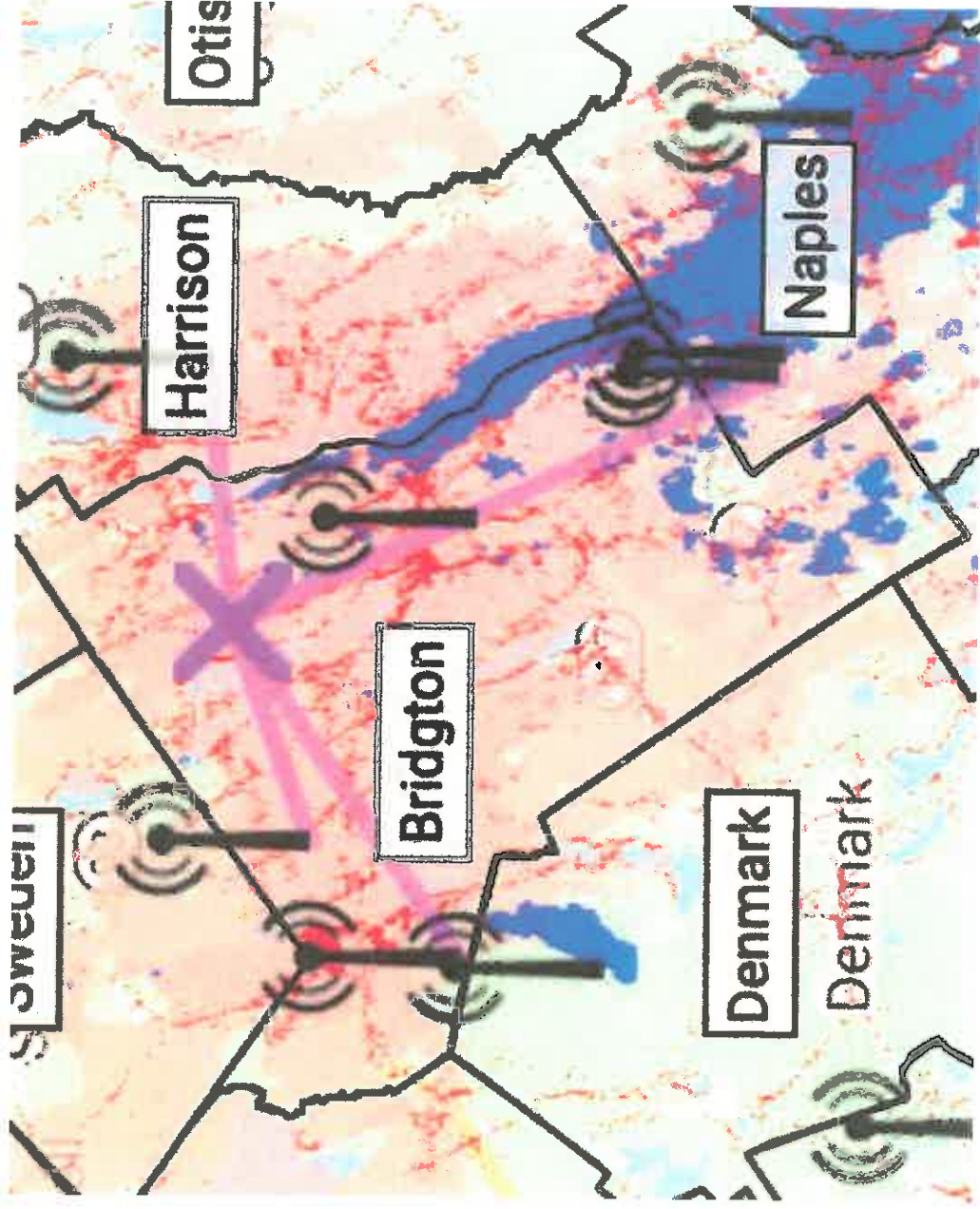
Regional HH

Coverage: 566



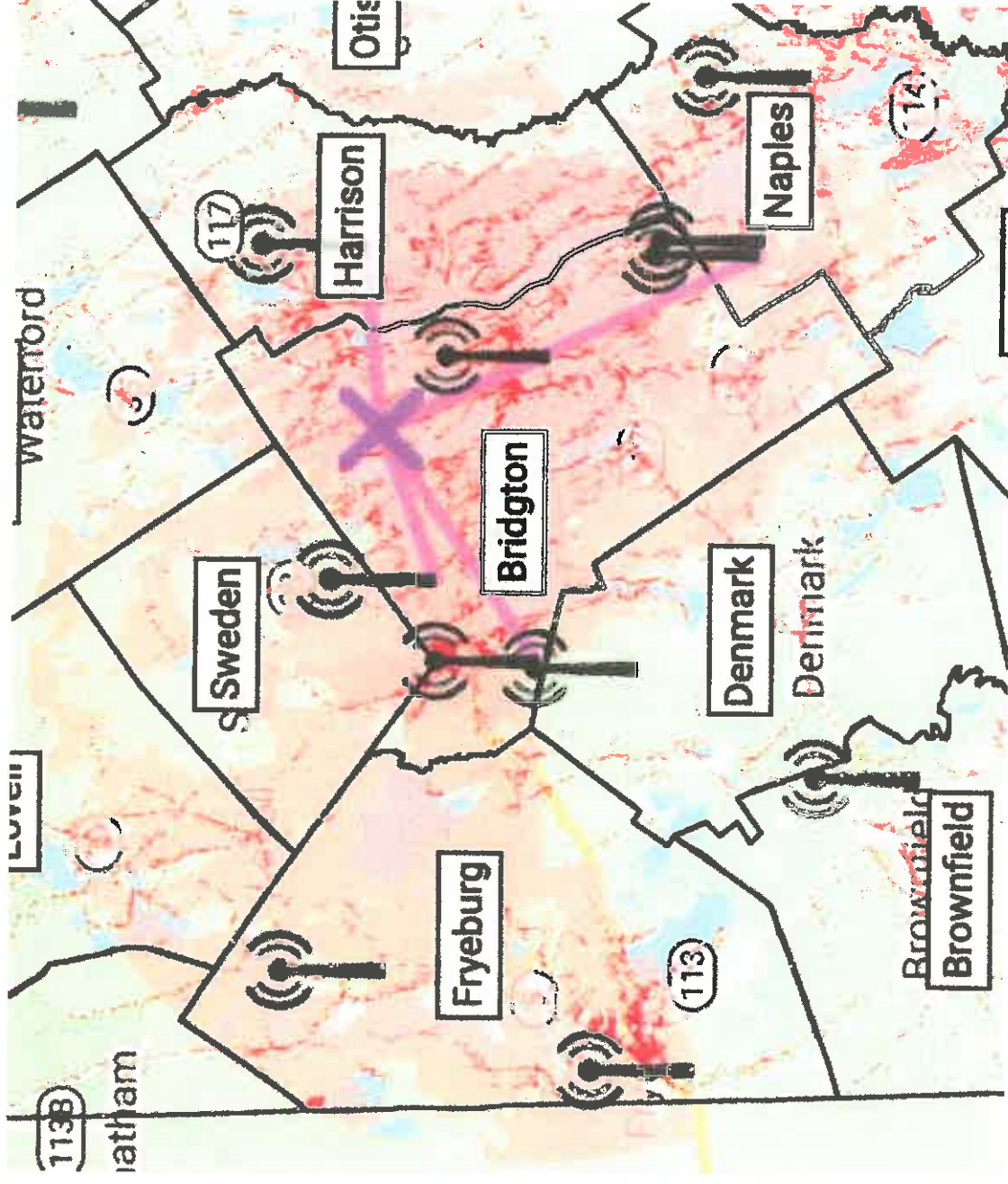
Bridgton Total Coverage

Map of 5 Sites
Coverage +
Redzone Existing
Network



Bridgton & Regional Total Coverage

Map of 5 Sites
Coverage
Regional View



Total Cost Breakdown

Public / Private Cost Allocation

Cost Area	Unit Cost	Quantity	Total Cost	Bridgton Cost	Redzone Cost
New Tower Site Full Build ¹	\$50,000	5	\$250,000	\$250,000	
RF Engineering, Site Planning & Construction Labor	\$10,000	5	\$50,000		\$50,000
Tower Lease Costs (5 Towers / 5 Year Term)	\$60,000	5 Years	\$300,000		\$300,000
Annual Data & Transport Fees (5 Year Term)	\$24,000	5 Years	\$120,000		\$120,000
CPE / Router Hardware	\$175	900	\$59,950		\$59,950
Maintenance & Support	\$12,500	5 Years	\$62,500		\$62,500
TOTAL COST ESTIMATE			\$779,950	\$250,000	\$529,950

Cost Notes:

New Tower Site Build Cost Includes Site Permitting, Licensing and Applications, Structural Analysis, Site Equipment (including ENB Radios, Antenna Components, Routers/Switches, Fiber/Cabling, Utility/Meter Installation, Groundwork, Weather-rated Cabinet Enclosure, Backup Battery Systems), Related Mounting Hardware, Activation QA Closeout, and Drive Testing Coverage & Performance Certification

Performance-Based Bridgton Payment Terms

Cost Area	Project Payment %	Total Cost
Project Approval	20%	\$50,000
Activation of Towers 1 & 2	20%	\$50,000
Activation of Tower 3	20%	\$50,000
Activation of Tower 4	20%	\$50,000
Activation of Tower 5	20%	\$50,000
TOTAL COST ESTIMATE		\$250,000

Payment Notes:

Project work shall not commence until written project approval and initial 20% payment is received. Bridgton shall not be liable or financially responsible for any balances associated with towers not completed and activated by Redzone. Redzone commits to operate sites for a minimum of five years, and may in its sole discretion or as necessitated by environmental factors that require relocation or cessation of operations on a particular tower, relocate transmission equipment to alternative tower locations. If no suitable replacement tower is available to replace the service and coverage associated with the discontinued tower, Redzone will refund community contributions for the discontinued tower on a prorated basis for the period of discontinuation. In the event of the discontinuation of a any portion or all of Redzone broadband services for any reason during the five year Redzone commitment period, Redzone will refund Bridgton project contributions on a prorated basis for the the unmet portion of the commitment period.

JAMES D. COSSEY
338 Highland Road
Bridgton, ME 04009-4316
Tel: 207-647-3724 (H) 207-787-1414 (C)
E-Mail: jcossey193@aol.com

October 30, 2020

Mr. L. E. Eastman, Chairman
Select Board, Town of Bridgton
1 Chase Common
Bridgton, ME 04009


Dear Mr. Eastman:

On August 11, 2020, I appeared before the Select Board in support of a petition requesting appropriate measures to control or significantly reduce speeding on the upper section of Highland Road. The Board referred the matter to the Police Department for action. Subsequently, Chief Jones and I met to discuss options, and we reached an agreement that the best option was to use ElanCity-manufactured, solar-powered, speed control signs like those used by the town of Harrison. The cost of two of these signs is \$5744. Chief Jones and the Public Services Director have agreed on the positioning of the signs. These signs have been ordered, and delivery is expected in November. Payment within 30 days of receipt of the signs is required.

As the signs will become the property of the town and to avoid my paying having to pay sales taxes on the purchase of the signs, they need to be paid for by the town. After consulting with the Town Office, it was determined that it is not permissible for the town to issue me a tax-exempt certificate for the purchase. Instead, it was recommended that I donate the funds for the purchase to the Police Department Donation Fund. When the invoice for the two signs is received, it will then be paid from that fund. It is my understanding that it is necessary for the Select Board to approve acceptance of the check. The check is enclosed.

Residents of upper Highland Road regard the purchase and installation of these signs as an important, safety-related issue and have generously donated funds to ensure expeditious completion of the project. The enclosed a check for \$5744.00 is to pay the cost of the signs. It is our view that this purchase is properly the responsibility of the town, so the check is provided with the expectation that these funds will be repaid by the town in its next annual budget. Individual donor contributions can thereby be refunded. This request will be pursued in a subsequent letter.

Sincerely,


James D. Cossey

cc: Select Board & Town Manager

Encl: as

b. A Petition from the Residents of the Upper Section of Highland Road

A petition signed by residents of the upper portion of Highland Road requesting that the Select Board take appropriate action measures to curtail speeding on the road. Jim Cossey thanked Town Manager Peabody and the Select Board for reviewing this issue. Motion was made by Selectman Lone to refer this issue to the Police Department for resolution; second from Selectman Packard. 4 approve/0 oppose

c. MSAD 61 Reopening Plan – Superintendent Al Smith

Superintendent Al Smith reviewed the reopening plan for MSAD 61 and responded to several questions asked by the Board.

d. Extension for Use of Depot Street Dining Area – Christian Cuff

Christian Cuff, the owner of Vivo's was present to request permission that his permitted use of a portion of Depot Street be extended until the end of September. Motion was made by Selectman Eastman to approve Christian Cuff's use of Depot Street until September 30, 2020 under the same terms and conditions as previously approved; second from Selectman Packard. Motion was made by Selectman Zaidman to amend the motion to include, subject to approval by Downeast; second from Selectman Eastman.

Vote on amendment: 4 approve/0 oppose

Vote on amended motion: 4 approve/0 oppose

e. Health and Sanitation Issue – Lakes Environmental Association

Executive Director of Lake Environmental Association Colin Holme expressed concerns with the level of human feces being found in Long Lake and on private property. He asked the Board to install a porta-potty at the boat launch on Powerhouse Road. Town Manager Peabody noted that this property is owned by the State of Maine and suggested that LEA draft a letter of request to the State which the Board of Selectmen will support.

7. New Business

a. Awards and Other Administrative Recommendations

1. Adult and Medical Marijuana Fees (tabled from 7/28/2020)

Motion was made by Selectman Eastman to appoint Selectman Lone to oversee a working group comprising of the Police Chief, Code Enforcement Officer, Fire Chief and Community Development Director to establish fees to be brought back to the Board for consideration at their first meeting in September; second from Selectman Packard. 4 approve/0 oppose

Town Manager Peabody brought agenda item 7c1 forward.

c. Bookkeeping Questions

Selectman Zaidman had questions regarding the accounting procedures for processing grant funds. Finance Officer Charisse Keach responded that she has been in contact with our auditing firm and they have confirmed that the process she is using is the correct way to process grant funds which is recording them in the General Fund. Discussion ensued.

2. Maine Municipal Associations' Legislative Policy Committee Voting Ballot

Motion was made by Selectman Lone to vote for Lenny Adler to serve on the 2020-22 Legislative Policy Committee; second from Selectman Eastman. 4 approve/0 oppose

3. Maine Municipal Associations' Annual Election – Vice-President and Executive Committee Member Voting Ballot

Motion was made by Selectman Eastman to approve the slate of officers proposed by the MMA nominating committee; second from Selectman Zaidman. 4 approve/0 oppose

4. Sponsorship from Norway Savings Bank for Fall Soccer Program – Recreation Director

This item was addressed earlier in the meeting.

Jim Cossey's presentation to the BOS on August 11, 2020

JC said that the most frequent complaint I get is regarding speeding. There are a lot of walkers, bikers and kids. I understand that enforcement on a continuous basis is not possible. I would like to know what we can do to mitigate speeding. Speed bumps are a pain but sometimes necessary, however, I don't think they are the answer. I think that a solar powered speed sign that flashes to remind people what the speed is might be the answer. The one used by the police during the race was effective. I do not know the costs but I did some research on the internet and it appears that 3-4,000 each plus the installation costs are around the costs. A solar powered one would work in this area.

Lee said I have a suggestion, short trial, but I am a fan of the little yellow men in the middle of the road seem to be effective. They do get hit occasionally.

An obstacle like that might work short term.

JC said one the signatures on the petition is Jim Chalmers who lives up there has a sign and there has been no change in speed.

Lee said these go right in the center of the road, bright green and they appear to be effective because an obstacle like that slows people down.

JC said I understand and I am willing to try anything.

Lee said we could put those in and we could put the electronic sign up there to warn people about speeding.

JC something would be appreciated.

Bob said we have also borrowed the speed sign from the county and maybe Phil could help out with that.

Carmen said is this a seasonal issue or year round?

JC said the winter weather controls it. We could put in a speed bump and take it out. The web said that speed bumps are highly unpopular because of noise of people going over them and trailers.

Carmen said one of the issues on Highland Road is that people drove around them. There are only a couple of places that would stop people from doing that in your area is where ditches are. I wonder if we should refer this to the PD for suggestions or maybe do a speed study.

Glenn said can the electronic sign be taken off the construction to see if that does any good. Bob said it doesn't measure speed. Glenn said but we could put up a message to slow down. Bob said we could do that.

Bob said is there a motion to refer the issues of speed of Highland Road to the the PD to come up with a resolution.

Carmen said so moved. Fred 2nd. 4 Approve / 0 Oppose

Bob said when we come up with a plan we will share it with you so you can share it with the neighbors.

Phil said he did talk with Jim Cossey about the nature of the speeding. They talked about some of the speeders are the ones using air B&B's using the road as a cut across. The officers were doing some traffic details in that area to slow people down. I looked into speed signs such as the one that Harrison has. Ashley reached out to Harrison and got the vendor. Phil called the vendor directly and got some estimates and what their capabilities were. He followed up with an email to Jim to say that We would be able to make the purchase if the funding became available. IN an email dated September 9th Jim Cossey said "I am going for it, I will order and have them shipped to me (see attached email chain).

Georgiann M Fleck

From: Chief Phillip Jones
Sent: Thursday, October 29, 2020 2:52 PM
To: Georgiann M Fleck
Subject: FW: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020
Attachments: IMG_3803.HEIC

From: jcossey193@aol.com <jcossey193@aol.com>
Sent: Wednesday, September 9, 2020 1:24 PM
To: Chief Phillip Jones <pjones@bridgtonmaine.org>
Subject: Re: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Chief . . .

Some questions and comments:

1. Is it okay for me to order them without the Board's OK. I believe the Town Manager has the authority (based on the town's ordinance) for speed control devices.
2. Regarding location(s), there are two 35 mph speed signs on Highland . . . one on the right just after passing Dugway Road, and the other the right about 100 yards after the turn onto Highland from Chadbourne Hill Road. Neither of these locations is appropriate for the control of/remainder about speed on upper Highland Road. One location should be on the right about where the entrance to the condo units is located, and the other should be on the right about 1/4 mile - 1/3 mile after the turn onto Highland from Del Chadbourne Road.
3. The 35 mph speed limit signs are currently mounted on green stakes -- the kind that can be bought at Home Depot/Lowe's and elsewhere. They are unsuitable for the mounting of the Elan City speed control devices. The units in Harrison are mounted on a galvanized steel pole set in concrete, and some similar should be used for mounting the two devices for upper Highland Road. See attached photo of the Harrison installation.

Jim

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

From: Chief Phillip Jones <pjones@bridgtonmaine.org>
To: jcossey193@aol.com <jcossey193@aol.com>
Sent: Wed, Sep 9, 2020 9:32 am
Subject: Re: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Sounds good. I'll let the Town Manager know so that we can get it up for board approval ASAP.

Thanks

Phil

Get Outlook for iOS

I'm going for it. I'll order them and have them shipped to me unless you have a better place to send them.

Jim

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

From: Chief Phillip Jones <pjones@bridgtonmaine.org>

To: jcossey193@aol.com <jcossey193@aol.com>

Sent: Wed, Sep 9, 2020 8:42 am

Subject: Re: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Hi Jim,

I agree. I've spoke with the Town Manager and attempted to locate some grant funding. At this point the Manager is supportive and has asked me to budget for some of these in next years PD budget, he has said that he would gladly approve the placement of these signs if other funding is available. There is no grant opportunity at the moment, if you are willing to donate towards the purchase of the bundle then I would facilitate the purchase and pending board final approval I'd place them atop the speed limit signs on both ends of highland.

From my last conversation with this company, there is approximately a month turn around on purchase/delivery. I think we could easily get them up before the leaf peepers arrive.

What are your thoughts?

Thanks for all your help.

Phil

Get [Outlook for iOS](#)

From: jcossey193@aol.com <jcossey193@aol.com>

Sent: Tuesday, September 8, 2020 10:18:05 PM

To: Chief Phillip Jones <pjones@bridgtonmaine.org>

Subject: Fwd: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Chief Jones . . . Here's info I received from Elan City. The Twin Pack Special Offer is what I think we should have. Cost: \$5499. What's the next step. I'd be happy to fund the purchase if the town is unwilling or unable to do so in a timely manner.

Jim

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

From: Graham DENNIS <graham.dennis@elancity.net>

To: jcossey193@aol.com

Sent: Tue, Sep 8, 2020 10:16 am

Subject: Fwd: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Mr. Cossey,

Sorry for the delay. There seems to have been a typo in your email address that you entered into our website. Below is the info regarding our units. Please give me a call if you have any questions.

Kind regards,

Graham Dennis

646-878-6259

----- Forwarded Message -----

Subject: ELAN CITY: Home of the EVOLIS Radar Speed Sign! -TWIN PACK SPECIAL 2020

Date: Fri, 4 Sep 2020 10:14:04 -0400

From: Graham DENNIS <graham.dennis@elancity.net>

To: jcossey193@aol.com

Georgiann M Fleck

From: Georgiann M Fleck
Sent: Thursday, October 29, 2020 3:47 PM
To: jcossey193@aol.com
Cc: Robert "Bob" Peabody, Jr.; Phil Jones; Charisse A Keach
Subject: RE: Speed Control Devices Initiative

Good Afternoon Jim,

The amount of money raised by the residents and submitted to the PD as a donation needs to be accepted by the Board of Selectmen. In response to your second question regarding reimbursement, you would need to submit a separate request for reimbursement of the funds to be considered in the next FY budget. The town does not have a Budget Committee so your request should be sent to Chief Jones for consideration and possible funding through the budget for the next FY.

Any questions, please let me know.

Georgiann

From: jcossey193@aol.com <jcossey193@aol.com>
Sent: Wednesday, October 28, 2020 2:33 PM
To: Georgiann M Fleck <gmffleck@bridgtonmaine.org>
Subject: Fwd: Speed Control Devices Initiative

Georgiann . . .

If you have responded to the e-mail below, I haven't received it. Please re-send or respond.

Thanks/Jim

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

From: jcossey193@aol.com
To: gmffleck@bridgtonmaine.org <gmffleck@bridgtonmaine.org>
Sent: Mon, Oct 19, 2020 11:19 am
Subject: Speed Control Devices Initiative

Georgiann . . .

Regarding the petition I brought before the Select Board about speeding on the upper section of Highland Road . . . two ElanCity speed control devices are on order for delivery in early November. There has been good coordination with Chief Jones and the David Madsen regarding the purchase and installation of these devices.

Regarding the funding for this purchase, I have received donations from the residents of Upper Highland Road and will write a check in the amount of \$5744 to the Police Department Donation Fund. That fund will then pay the invoice for the two speed control devices thereby avoiding an obligation for me to pay sales tax on this purchase. The devices will obviously become town property. I will forward the check in a letter to the Select Board.

I believe the town should reimburse the cost of the speed control devices to the citizens who have donated the money for their purchase. The question is how to pursue reimbursement from the 'town fathers,' i.e., the Select Board and/or the next fiscal year's budgeting process. Will the Board ensure that the a reimbursement item is placed in the town's budget for the next fiscal year, or, do I have to make that appeal directly (i.e., letter and/direct appeal) to the Budget Committee when they start their deliberations in a month or two?

I would appreciate you counsel/advice.

Jim Cossey

**TOWN OF BRIDGTON
TRAFFIC ORDINANCE**

AN ORDINANCE REGULATING TRAFFIC UPON THE PUBLIC STREETS OF THE TOWN OF BRIDGTON AND REPEALING ALL OTHER ORDINANCES AND SECTIONS OF ORDINANCES IN CONFLICT HEREWITH.

Be it enacted by the Board of Selectmen for the Town of Bridgton as follows:

Article I. Section I. STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES.

No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic, or in compliance with law, or the directions of a Police Officer, or traffic controlled device, in any of the following places:

1. On a sidewalk;
2. In front of a public or private driveway or alley way;
3. Within an intersection;
4. Within ten feet of a fire hydrant;
5. On a crosswalk;
6. Within 15 feet of the near corner of the curbs at intersection, except where otherwise designated;
7. Within 15 feet upon the approach to any stop sign located at the side of a roadway;
8. Within Fire Lane where signs are erected giving notice thereof as described in Schedule III, included in this Ordinance;
9. On the roadway side of any vehicle stopped or parked at the edge of a curb or street;
10. Upon any bridge;
11. At any place where official signs, white painted curbs or other curb painting or other road painting or markings so prohibit.

Section II.

No person shall stop, stand, park or leave his vehicle on any street in such a manner or under such condition so as to obstruct the free passage of other vehicles in either direction unless specifically permitted by a Police Office, or so as to leave available less than fifteen feet of the width of the roadway for free movement of vehicular traffic.

Section III.

No person shall allow, permit or suffer any vehicle in his possession to stand or park on any street, headed in the direction of lawful traffic movement a distance greater than 12 inches from

the curb or edge of the roadway or to stand or park on any street facing oncoming traffic.

Article II. Section I. PARKING TIME LIMITED ON STREETS

Between November 15th and April 15th no vehicle shall be parked on any public street or way from 11:00p.m. to 7:00a.m. Also, parking may be prohibited with notification of a parking ban (10/05).

The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal.

Section II.

When signs are erected giving notice thereof, no person shall park a vehicle at any time upon any of the streets or parts of streets described in Schedule I, II and III included in this Ordinance.

When signs have been erected giving notice thereof, parking will be limited to those with appropriate handicap identification in the two spaces provided at the main entrance to the Bridgton Municipal Complex, Three Chase Street Suite 1, Bridgton, Maine.

When signs have been erected giving notice thereof, parking will be limited to thirty minutes in the four spaces provided at the main entrance to the Bridgton Municipal Complex, Three Chase Street Suite 1, Bridgton, Maine. This is for the purpose of allowing parking for people to conduct short term business at either the Town Office or the District Court Office during business hours. Overnight parking is prohibited with the exception of Lake Region Television's utility truck (10/05).

Parking on both sides of Main Street from Pondicherry Square to the Monument is limited to 2 hours between the hours of 9:00a.m. and 10:00p.m. Vehicles exceeding the time limit may be subject to a parking fine pursuant to Article VI. (09/16)

Section III.

When signs are erected giving notice thereof, no person shall park or vehicle for longer than the period of time specified in Article IV Section IV, between the hours of 9:00a.m. to 10:00p.m., except Sundays and Legal Holidays, upon any of the streets or parts described in Section X of this Ordinance.

Article III. Section I. SCHEDULE OF STREETS AND WAYS AND SECTIONS THEREOF PROHIBITING PARKING AT ANY TIME

- SCHEDULE I. The northeasterly side of Main Street from the easterly side of the driveway at 90 Main Street to Chase Street; from Hayes Block (i.e.; Bridgton News) to Tannery Bridge;
- SCHEDULE II. The southerly side of Main Street from Walker Street to Cottage Street; from west side of Church Street to Tannery Bridgton; from Renys parking lot to lower intersection of Gibbs Avenue.
- SCHEDULE III. The easterly side of Gibbs Avenue to Fire Station; the northerly and southerly side of lower section of Gibbs Avenue from the Fire Station to Main Street.
- SCHEDULE IV. The northeasterly and southeasterly sides of North High Street from the Civil War Monument To Fire Lane #241.
- SCHEDULE V. No Parking Zone on Route 302, Moose Pond Causeway, on the southeast side of Route 302 from Moose Pond boat launch to Kendal Ham Drive (1/02) (5/10).
- SCHEDULE VI. No Parking Zone on the West side of Chase Street between Main Street and Bennett Street for a distance of 425 feet (3/02).
- SCHEDULE VII. No parking zone on either side of Depot Street from the intersection of Main Street heading southerly up to the first bridge on Depot Street in the vicinity of the Bridgton Community Center (2/12)

Article IV. Section I. SCHEDULE OF STREET AND SECTIONS OF STREETS PERMITTING PARKING WHERE SIGNS ARE ERECTED GIVING NOTICE THEREOF AND TIME LIMIT

- SCHEDULE I. The southerly side of Main Street from the east side of the parking lot of 17 Main Street to Walker Street; from Cottage Street to Church Street; from Depot Street to the Cool Moose; from lower intersections of Gibbs Avenue to To Portland Street.
- SCHEDULE II. The northeasterly side of Main Street from the easterly side of Bacon Street to Hayes Block; From Tannery Bridge to Flint Street.
- SCHEDULE III. When signs are erected giving notice thereof on

Chase Street, designated parking will be allowed for District Court Employees between the hours of 7:30a.m.-4:00p.m. on business days only (10/05).

Section II.

The provisions of this Ordinance prohibiting the standing or parking of a vehicle shall apply at all times or at those times herein specified or as indicated on official signs except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

Section III.

When signs are erected giving notice thereof, no person shall park a vehicle at any time upon any of the streets described in Article III Section I Schedule I, II, III, IV, V and VI included in this Ordinance.

Section IV.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified between the hours of 9:00a.m. and 10:00p.m. of any day except Sundays and public holidays upon any of the streets described in Article IV Section I, Schedule I, II, and III included in this Ordinance.

Section V.

Whenever by this or any other ordinance of this Town any parking time limit is imposed or parking is prohibited on designated streets it shall be the duty of the Town Manager or his designee to erect appropriate signs giving notice thereof and no such regulations shall be effective unless said signs are erected and in place at the time of any alleged offense.

Section VI.

The Town Manager with the approval of the Board of Selectmen shall place and maintain, or cause to be placed and maintained, traffic-control signs, signals and devices when and as required or authorized under this Ordinance, and may place and maintain such additional traffic-control devices as he may deem necessary to regulate traffic under this Ordinance or under State Law, or to guide or warn traffic, including angle parking signs, and markings, turning markers, and signs prohibiting left, right or U turns, the location of which he is authorized to determine. All traffic control devices so erected and not inconsistent with the provisions of the State Law or this Ordinance shall be official traffic control devices.

Article V. Section I. MUNICIPAL PARKING LOTS

All Municipal Parking Lots shall be closed to overnight parking between the hours of 1:00a.m. and 7:00a.m.

The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal. (09/16)

Section II. MUNICIPAL PARKS PARKING LOTS

All Municipal Park Parking Lots shall be closed to overnight parking between the hours of 10:00p.m. and 7:00a.m.

The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal. (09/16)

Article VI. Section I. GENERAL PENALTY

Unless another penalty is expressly provided by State Law, any person convicted of a violation of any provisions of this Ordinance shall be punished by a fine of not more than \$100.00 except as otherwise provided in the following subsections of this section; and any such fines or penalties shall accrue to the Town.

Any person violating any parking provisions of this Ordinance shall be subject to the general penalty imposed for violation of this Ordinance, however, such person may elect, in lieu of such penalty, to pay a fee as provided in the Town of Bridgton Fee Schedule, which may be amended from time to time, and which is incorporated herein by reference. Such payment shall in no event be construed as an enforced imposition of a fine or penalty, but on the other hand shall be construed to be an amount which an offender may voluntarily contribute towards the cost and expense of furnishing to the public a less expensive alternative method of regulating and administering traffic law violations. If, however such payment is not made at the Town Office or Office of the Chief of Police within 72 hours after notice of such violation is served, by traffic ticket or otherwise, this alternative method is not available or applicable, and the penalty provided by this Ordinance shall be imposed. (5/10)

After one hour if a vehicle is still parked in violation after being cited for a first offense, the second offense penalty will apply and the vehicle shall be subject to being towed at the owner's expense.

Article VII. Validity

If any part of parts of this Ordinance are for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Article VIII. Previous Ordinances

All former traffic ordinances of this Town are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed prior to the enactment of this Ordinance.

Article IX. Certification

The Town Clerk shall certify to the passage of this Ordinance and cause the same to be published in the Bridgton News.

Article X. Name

This Ordinance may be known and cited as the Traffic Ordinance.

Article XI. Adoption

This Ordinance shall take effect upon its adoption by the Board of Selectmen.

This Ordinance was adopted on January 10, 1995 following the public hearing held for that purpose under the authority granted by 30A MRSA 3009.

Enacted: January 10, 1995

Amended: August 1996, January 2002, March 2002, October 2005, May 25, 2010, August 9, 2011 and January 24, 2012, **December 13, 2016**



October 20, 2020

Robert A. Peabody Jr.
Town Manager
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

RE: Woodlands Memory Care of Bridgton Tax Increment Financing Proposal

Dear Bob,

Woodlands Senior Living is pleased to present this proposal for tax increment financing in support of our proposed Woodlands Memory Care of Bridgton project (the "Project").

As presently planned, the Project consists of the construction and operation of a 48 bed specialized residential care community serving individuals with Alzheimer's disease and related memory impairments. We plan to dedicate 30 of the beds to serve individuals receiving MaineCare subsidies, and 18 would be available for residents paying with private funds. We believe the Project will be a vital resource to not only the elderly individuals living with memory impairments in the Bridgton area but also their loved ones. Indeed, there are no purpose-built memory care facilities anywhere in or close to the greater Bridgton lakes region.

In order to ensure the financial viability of the Project, we are requesting that the Town designate the land on which the Project will be located as a tax increment financing (TIF) district. We currently have signed purchase and sales agreements on two parcels of land located on North High Street in the Town of Bridgton.

The contract to purchase this site is contingent upon Woodlands Senior Living receiving approval of Tax Increment Financing from the Town of Bridgton.

We offer to use the tax increment revenues in support of the Project in the following manner:

Until the end of the tax year that includes the twenty fifth anniversary of the Project's opening, we would propose that:

- Years 1-5: One hundred percent of the incremental tax revenues be returned to the owner each year.

- Years 6-15: Seventy five percent of the incremental tax revenues be returned to the owner each year.
- Years 16-25: Fifty percent of the incremental tax revenues be returned to the owner each year.

We understand that TIF benefits can continue for up to thirty years, however we are prepared to have our participation terminate after twenty five years. If the Town sees a benefit in continuing the TIF beyond twenty five years for municipal purposes, we would certainly be amenable to that approach.

We are willing to have our attorneys prepare the materials for adoption of the TIF if the Town prefers.

I would welcome the opportunity to answer any questions or discuss further at your convenience.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in purple ink, appearing to read "Matthew Walters", written over a horizontal line.

Matthew L. Walters
Member

CC: Bridgton Board of Selectmen

Linda LaCroix

From: Matthew Walters <mwalters@woodlandsmaine.com>
Sent: Wednesday, October 21, 2020 4:45 PM
To: Robert "Bob" Peabody, Jr.
Cc: Linda LaCroix
Subject: Woodlands Senior Living information
Attachments: Bridgton Portfolio 10 21 2020.pdf

Bob and Linda,

I have attached a PDF portfolio which contains information about our proposed Bridgton development, including:

- General Overview of the Project
- Company Overview
- Rendering
- Sample Brochure
- Sample photos from our two most recent Memory Care developments (which mirror the design for the Bridgton project).

If you have any questions, please let me know.

Thanks,
Matthew

Matthew L. Walters

Managing Member
Woodlands Senior Living



141 West River Road – Suite 300
Waterville, ME 04901
PHONE (207) 872-8992
FAX (207) 872-8990

www.woodlandsmaine.com



**Proposed 24,000 Sq. Ft
Purpose-built
Memory Care Community
Serving 48 Residents**

PROPOSED LOCATION

Two parcels, approximately 17 acres, on
North High Street in Bridgton.

DETAILS

Physical development cost will be approximately
\$6 million; when complete, the community will
employ 32-34 full time employees with benefits.

TIMEFRAME

We plan to begin site work in spring 2021
with construction complete and community open
by spring/summer 2022.

Community Features

- **16 private rooms** and 16 shared rooms
(30 MaineCare subsidized beds)
- Large open air central atrium in each neighborhood
to allow for **ample natural light** and easy access
to the outdoors
- High efficiency, individually zoned climate control
system (air conditioning/heating)
- **Video monitoring** safety system
- **Private bathrooms** in all resident rooms
- Multiple home-scaled areas for resident engagement –
television room, reading room, activity room, home-style
resident kitchen, as well as larger group activity area
and common area with fireplace
- On-site **physical** and **occupational therapy** center
- On-site **beauty salon**
- **Large outside courtyard** (in addition to atrium)
with walking paths, gardens, gazebo

WoodlandsMaine.com



Outside Courtyard



Living Room



Dining Room



Private Bedroom



Private Bathroom



Woodlands Senior Living

Since 1980, our family-owned organization has provided the people of Maine a trusted partner in assisted living and memory care. With locations throughout the state in both major cities and rural communities, Woodlands Senior Living makes each day the best day possible for every resident we serve, while helping to bring peace of mind to the people who love them.

We are diligent in employing a team of specially trained and carefully selected staff. Each of our locations is intentionally designed and impeccably maintained with residents' comfort and safety directing every decision. An unwavering commitment to the wellbeing of the residents we serve has been—and always will be—our highest priority.



By the Numbers

15 Separately licensed communities in 9 locations throughout the state

8 Specialized memory care communities serving 345 residents

5 Residential assisted living communities serving 260 residents

2 Private independent apartment communities with assisted living services available
61 UNITS: 1-bedroom, 2-bedroom and studio layouts

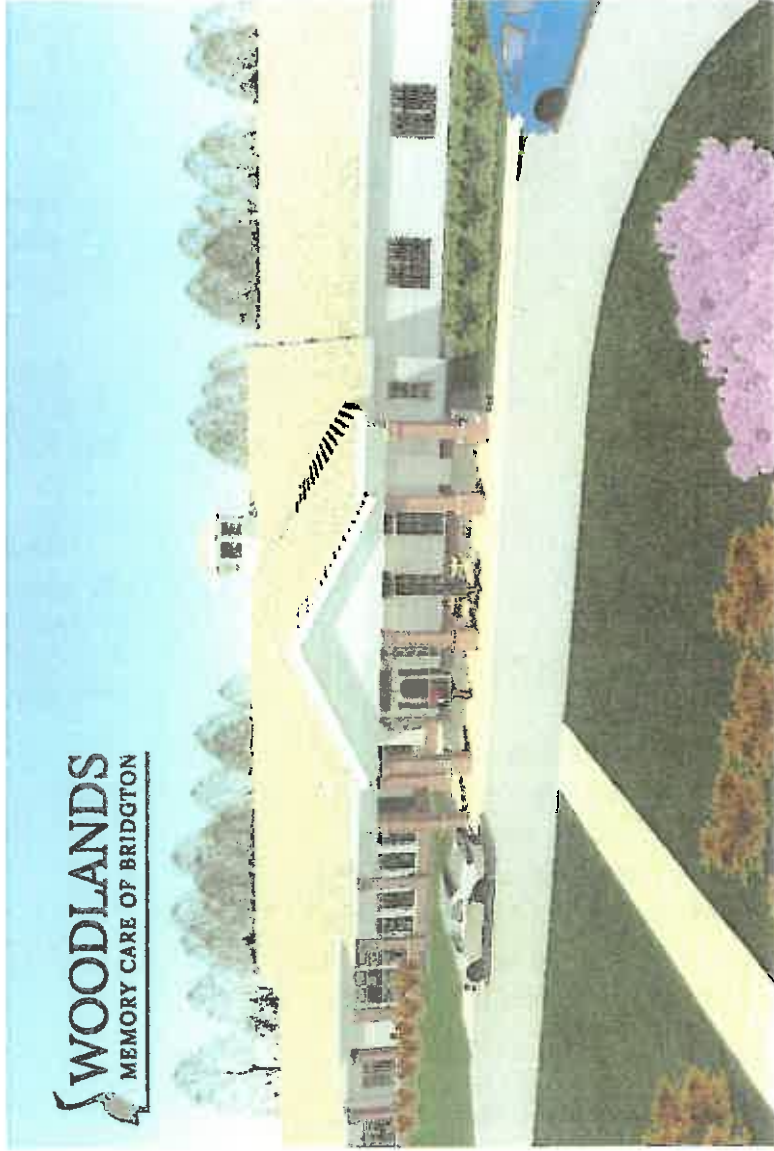
673 residents who can be served

400+ fulltime staff members

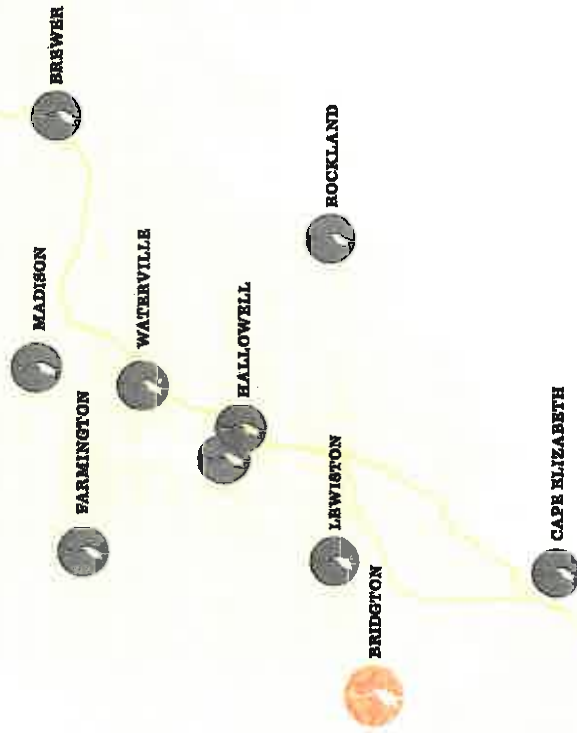
Winner of the 2018 Maine Large Business of the Year Award from the Institute of Family Owned Businesses

WoodlandsMaine.com

WOODLANDS
MEMORY CARE OF BRIDGTON



Since 1980, our *Maine-based, family-owned* organization has provided the people of Maine a trusted partner in assisted living and memory care.



WOODLANDS
MEMORY CARE OF BRIDGTON

Learn more at
WoodlandsMaine.com

WOODLANDS
MEMORY CARE OF BRIDGTON

OPENING SPRING 2022

Caring for residents
as we would *care* for
our own family.



WoodlandsMaine.com



Woodlands Memory Care of Bridgton will be the first and only purpose-built senior living community in the Greater Bridgton Lakes Region, designed exclusively to address the unique needs of individuals living with Alzheimer's disease and related memory impairments.

Our 24,000 square-foot community will have a team of specially trained and carefully selected staff to serve 48 residents. The community will feature 16 private rooms and 16 shared rooms (30 MaineCare subsidized beds). The building concept and program of service are the products of our more than 20 years' experience developing and operating specialized Memory Care communities in Maine.

We know that no one plans to need memory care during their lifetime. When loved ones can no longer safely live alone, or it becomes overwhelming for family members to provide effective care at home—we're here.

Our mission at **Woodlands Senior Living** is to partner with families to make each day the best day possible for every resident we serve, while helping to bring peace of mind to the people who love them.

Community Highlights

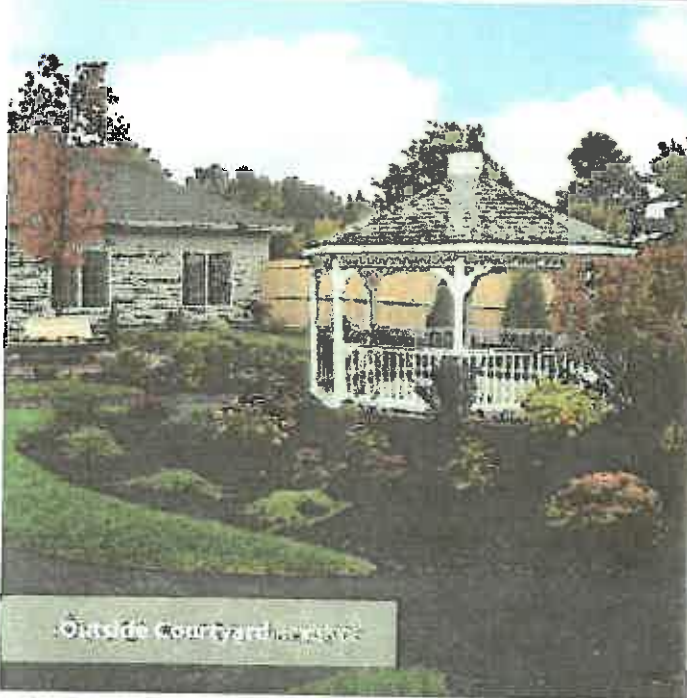
- Security & Mobility:** Our intentionally designed, secured environment for living features the freedom of movement with cues to guide residents, as well as a 24-hour video-monitoring safety system.
- Engagement:** Multiple common areas such as living rooms, libraries, and TV rooms are designed to help residents feel safe in their surroundings while offering opportunities to gather together comfortably.
- Supervised Health & Nutrition:** Medication management and routine health monitoring, coupled with scheduled home-made meals and nutritious snacks give reassurance that wellness is a top priority.
- Recreation:** Expansive, secured outdoor courtyard with walking paths, gardens, and gazebo encourage outside enjoyment, while our thoughtfully planned daily activities program promotes continued involvement in personal interests.
- Comfort:** Residents enjoy fully furnished private and shared bedrooms, each with their own private bathrooms, all of which can be decorated and furnished with personal items to create a home-like and familiar environment.
- Care:** Our specially trained staff respects the unique individuality of every resident we serve, which is why each resident has a personalized plan of service tailored to their particular strengths and needs.



Woodlands Memory Care of Bridgton



Dining Room (2 tables)



Outside Courtyard (gazebo)



Sitting Room (1 fireplace)



Assisted Kitchen (2 sinks)



Bedroom (1 bed)

WOODLANDS
MEMORY CARE OF BRIDGTON

TOWN OF BRIDGTON
RECOMMENDED TIMELINE FOR THE LAND USE ORDINANCE CONSOLIDATION PROJECT
FOR ADOPTION AT THE JUNE 8, 2021 REFERENDUM
OCTOBER 30, 2020

	STEPS	PROJECT LEGAL TIMELINE FOR ORDINANCE CONSOLIDATION PROJECT (Land Use Ordinance, Site Plan Review Ordinance, Shoreland Zoning Ordinance, Subdivision Regulations 30-A M.R.S. § 4352)	SUGGESTED DATES (Based on June 8, 2021 Town Meeting)
1.	Town staff/attorney publish first draft of consolidation ordinance.	None; allow time for other deadlines, below.	Tuesday, Nov. 24, 2020
2.	Selectboard workshop: Town staff/attorney present draft consolidation ordinance for initial feedback.	None; allow time for other deadlines, below. This would be an opportunity for the Selectboard to preview the consolidation ordinance and provide initial, informal feedback.	Tuesday, Dec. 8, 2020
3.	Selectboard reviews draft ordinance.	At least 2 months prior to statutory deadline in Step 4, per Selectboard policy (see Selectboard Vote on 4/23/2019); not a statutory requirement, may be waived by the Selectboard.	Tuesday, Feb. 9, 2021
4.	Selectboard orders Town Clerk to place referendum questions on the ballot; title of ordinance must be finalized.	At least 60 days before the election. 30-A M.R.S. § 2528(5). Ideally, should have the final draft of ordinance at this time, but this is not legally required (note: must have finalized ordinance available by the time the clerk begins to make absentee ballots available); Selectboard may, by policy, require the final form of the ordinance before ordering the article/question to be placed on the ballot. Must have title of ordinance finalized.	Tuesday, March 23, 2021 (No later than Friday, April 9, 2021)
5.	Town staff/attorney finalize draft ordinance.	Before absentee ballots are made available. Ideally, the Town should have a near-final draft of ordinance at Step 4, above, but this is not a legal requirement.	Tuesday, March 23, 2021
6.	Notice of Planning Board public hearing posted at Town Office and published twice in newspaper.	Notice of Public Hearing must be posted at least 13 days before the hearing in the Town Office.	TBD
7.		First newspaper notice must be published at least 12 days before the hearing. 30-A M.R.S. § 4352(9)-(10).	TBD
8.		Second newspaper notice must be published at least 7 days before the hearing. 30-A M.R.S. § 4352(9)-(10).	TBD
9.	Planning Board holds public hearing.	None; allow time for other deadlines, below. 30-A M.R.S. § 4352(9)-(10).	TBD (Recommend in April 2021)
10.	Selectboard finalizes town meeting warrant.	None; allow time for other deadlines, below.	Tuesday, May 11, 2021
11.	Absentee ballots made available by Town Clerk; legal deadline for finalizing ordinance.	At least 30 days before the election. 30-A M.R.S. § 2529; 21-A M.R.S. § 752. Must have finalized ordinance available by the time absentee ballots are made available.	No later than Sunday, May 9, 2021
12.	Notice of Selectboard hearing published.	At least 7 days before the Selectboard public hearing. 30-A M.R.S. § 2528(5).	Tuesday, May 18, 2021

	STEPS	PROJECT LEGAL TIMELINE FOR ORDINANCE CONSOLIDATION PROJECT (Land Use Ordinance, Site Plan Review Ordinance, Shoreland Zoning Ordinance, Subdivision Regulations 30-A M.R.S. § 4352)	SUGGESTED DATES (Based on June 8, 2021 Town Meeting)
13.	Selectboard certifies copy of ordinance to Town Clerk; town meeting warrant posted	At least 7 days before election. 30-A M.R.S. § 3002(2); 21-A M.R.S. § 621-A.	Tuesday, May 25, 2021 (No later than Tuesday, June 1, 2021)
14.	Selectboard holds hearing on referendum questions.	At least 10 days before the election. 30-A M.R.S. § 2528(5). If the Selectboard revises the ordinance after its hearing, the Selectboard will, in most cases, need to call a new hearing on the revised draft. Note that the suggested dates to the right would <u>not</u> accommodate another hearing.	Tuesday, May 25, 2021 (No later than Friday, May 28, 2021)
15.	Town Meeting / Referendum Election.		Tuesday, June 8, 2021
16.	Amended Shoreland Zoning Ordinance submitted to DEP.	Attested and signed copies of any amendments to the shoreland zoning ordinance must be submitted to the Commissioner of the Department of Environmental Protection following adoption by the voters.	Tuesday, June 15, 2021
17.	Default effective date for shoreland zoning ordinance.	Within 45 days of delivery of signed amendments to DEP.	TBD

Town of Bridgton
Office of the Community Development Director

MEMORANDUM

To: Select Board
From: Linda LaCroix, Community Development Director
RE: CDBG-CV Fund update
Date: 07/28/2020

Attached please find an update on the CDBG-CV assistance programs being administered by the Bridgton Community Center in partnership with the Town of Bridgton.

TO: Linda LaCroix
FROM: Carmen Lone
REF: CDBG-CV Fund Update
DATE: November 4, 2020

13 families assisted with Rent Relief (39 individuals)

(3 additional applications are pending)
(1 additional application is working through "complications")
8 have received 3 months of rent
3 have received 2 months of rent
2 have received 1 month of rent
3 have received utility assistance (\$676)
3 have received food assistance (\$600)

RENT/UTILITYPROGRAM

Grant Total	\$63,219
Admin/Stipend	5,400
Expended	<u>29,552</u>
Available Funds	\$28,267

FOODASSISTANCE

Grant Total	\$6,000
Admin/Fees	600
Expended	<u>600</u>
Available Funds	\$4,800

TEMPORARY SHELTER

Grant Total	\$44,000
Admin/Fees	5,400
Expended	<u>0</u>
Available Funds	\$38,600

Most recipients are young people w/children. All experienced reduced work hours or job loss due to COVID. We have passed along job information. Two have found new employment (albeit part time or seasonal). Most are using the Bridgton Food Pantry and have obtained some EBT benefits through the State. They are also taking advantage of Community HELP for seasonal clothing and household goods. We connected them to the various local "holiday programs". Landlords have all been very patient.

**TOWN OF BRIDGTON, MAINE
LICENSE APPLICATION**

☒ Renewal

☐ New: Date of Opening: ____/____/20__

Opening and Closing Times: 8am A.M./P.M. until 12AM A.M./P.M.

Applicant Name(s): William H. Holmes

Applicant Address: 233 Main Street, Bridgton, ME 04009

Telephone Number: (207) 693-5431 Email Address: W.H. STANDARD@GMAIL.COM

Business Name: STANDARD GASTROPUB Location: 233 Main Street, Bridgton

Proposed Use of Business: Class A Restaurant

☐ *Victualer – Mobile----- \$25.00

☐ *Victualer – Fast Food----- \$25.00

☒ *Victualer – Restaurant (under 50 seating capacity)----- \$25.00

☐ *Victualer – Restaurant (over 50 seating capacity)----- \$40.00

**Applicant must attach a copy of "State Eating License"
or provide the date that a new application was submitted
to the Department of Health & Human Services.*

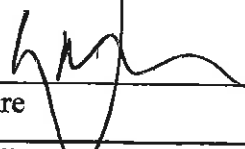
☐ Liquor License; NEW (additional application required)----- \$46.00

☒ Liquor License; RENEWAL (additional application required)----- \$25.00
issued on 11/4/2020

Total Amount Due

\$ 50--

Applicant certifies that all that all taxes, fines or penalty assessed by the Town of Bridgton on the establishment or equipment and fixtures are fully paid as of the date of the application. Applicant herein agrees to conform with the provisions of the laws of the State of Maine relating to the business licenses and such reasonable rules and regulations as adopted by the Town of Bridgton.



Applicant Signature

FOR OFFICE USE ONLY:

AMOUNT PAID \$ _____ DATE SUBMITTED ____/____/20__ RECEIVED BY: _____

BOARD OF SELECTMEN

DATE OF APPROVAL ____/____/20__