

## Board of Selectmen's Meeting Minutes

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

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

Board Member Virtual: G. Frederick Packard

Administration Present: Town Manager Robert Peabody; Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix; Police Chief Phillip Jones

### 1. Call to Order

Chairman Eastman called the meeting to order at 5:00 P.M. and recognized that Selectman Packard is attending remote.

### 2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

### 3. Approval of Minutes

#### a. October 27, 2020

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the October 27, 2020 Board meeting; second from Selectman Tworog. 5 approve/0 oppose

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

Barry Denofrio noted that there are numerous factual errors in the proposal that he received regarding the lake levels and requested that a corrected document be circulated; he added that the document was not referenced as a draft. Selectman Tworog agreed that the notice was sent out without the draft notation for review. Vice-Chairman Zaidman noted point of order that input with full discussion is scheduled for the next meeting.

Deb Brusini, President of Highland Point Association, reported that she did not receive a copy of the draft document to which the Town Manager will ensure that she is provided with a copy.

### 5. Committee/Liaison Reports

Selectman Tworog reported that he and Vice-Chairman Zaidman attended a productive meeting with the Pondicherry Park Committee. Responsibilities were reviewed and it was suggested that the Town establish a point person for up to four hours each week to become familiar with the trail system and to be the liaison between the Town and Loon Echo.

Selectman Packard reported that the next Fryeburg Airport Authority Meeting is scheduled for December.

Selectman Lone reported that a few members of the Community Development Advisory Committee are present to report to the Select Board suggestions on Cedar Drive and she hopes they will be well received.

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

1. Bridgton Broadband; Michael Forcillo, VP of Sales for RedZone  
Michael Forcillo, VP Sales for Red Zone, submitted and reviewed a proposal. Chairman Eastman directed Board Members and Manager to submit their questions to Community Development Director LaCroix.

## 2. Speed Control Signs on Highland Road; James Cossey

James Cossey and Police Chief Jones met regarding the speed concerns on Highland Road. Mr. Cossey requested a specialized speed control sign be purchased by residents of Highland Road and reimbursement from the Town to the contributors of the purchase price. The Board did not support the donation and refunding. Discussion ensued. Mr. Cossey opted to donate the money to the Town for the purchase of the signs to be left on Highland Road. **Motion** was made by Selectman Tworog to accept the gift to purchase the signs; second from Selectman Packard. 1 approve/4 oppose (Tworog, Zaidman, Lone and Eastman opposed) Chief Jones reported that he is taking active steps to increase patrol and document a traffic study, signs are being moved for visibility as well. Selectman Lone encouraged Chief Jones to consider the purchase of signage during the budget process.

## 7. New Business

### a. Awards and Other Administrative Recommendations

#### 1. Stop Sign on Naramissic Road

**Motion** was made by Vice-Chairman Zaidman to place a stop sign at the end of Naramissic Road; second from Selectman Lone. 5 approve/0 oppose

#### 2. Town Property on Cedar Drive; Input from Community Development Advisory Committee

On behalf of the Community Development Advisory Committee, Robert McHatton, Sr., reported that the Committee unanimously voted to make the following findings and recommendations to the Select Board regarding the disposition of the property on Cedar Drive: 1. Whereas the Cedar Drive property was transferred to the town from the State with the understanding that the (non-lakeshore) property could be sold if it was deemed not suitable for recreational use by the residents of Bridgton, and 2. Whereas the Committee feels that the property is suitable for recreations use and presents a valuable asset to the town, 3. The committee recommends that the town retain the property and consider the following improvements that would open up access to the property and to Moose Pond: a. Accept offer by Loon Echo Director Matt Markot to clear the two ROW's adjacent to the property with the help of Loon Echo volunteers to enable access from Cedar Drive to Moose Pond before the winter season, and b. Work with Loon Echo to propose a plan to establish a single trail through the Cedar Road property suitable for walking, snowshoeing and cross-country skiing to include an appropriately sized parking area carved out of the property. The Committee believes this plan would enable a safe alternative non-motorized boat access to Moose Pond, would enhance the value of the surrounding properties, and would be in keeping with the intent of the transfer of the property from the State to the Town. Discussion ensued.

#### 3. Assisted Living Facility and Supporting TIF; Matthew Walters

Matthew Walters, Woodland Senior Living, submitted and reviewed a presentation to the Board on his proposed Woodland Memory Care of Bridgton project on Route 302. The Board requested additional information of other similar projects to which Mr. Walters will review at the November 24<sup>th</sup> meeting. Vice-Chairman Zaidman asked if Mr. Walters would be open to discussion of putting in a sewer pipe at their cost to which Mr. Walters agreed and Town Manager Peabody will have Engineer Bridges reach out directly.

#### 4. Input from Counsel on Ordinance Review Committee Proposed Amendments to Nudity, Fireworks and Disorderly House Ordinances

The Board passed over this item.

## 5. Recommended Timeline for the Land Use Ordinance Consolidation Project

Community Development Director LaCroix provided the Board with a preliminary timeline (as prepared by the attorney) for the Land Use Ordinance consolidation project.

## 6. CDBG-CV Program Update

Community Development Director LaCroix provided the Board with an update on the Community Development Block Grant Program COVID Program.

### b. Permits/Documents Requiring Board Approval

#### 1. Victualer's License to Standard Gastropub

**Motion** was made by Vice-Chairman Zaidman for approval of a Victualer's License to Standard Gastropub; second from Selectman Lone. 5 approve/0 oppose

### c. Selectmen's Concerns

- **Selectman Packard** asked why the State of Maine is paving on Route 302 by Pondicherry to which Town Manager Peabody will gather information for the Board.
- **Selectman Tworog** had no concerns.
- **Vice-Chairman Zaidman** asked for an update on the RFP for legal services to which the Board opted to hold a workshop session at 4:00 P.M. on December 8<sup>th</sup>.
- **Vice-Chairman Zaidman** thanked all veterans for their service.
- **Selectman Lone** extended gratitude to all veterans and their families. She expressed regret that the Community Center is not able to hold their annual veteran's day dinner due to COVID.
- **Chairman Eastman** stated that he wants to get the lake level information and process right.

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

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

#### **Manager's Report, 11/10/20**

**General:** A reminder that masks are required at the Town Office. If you are unable to wear one due to an underlying medical condition, please call to set up an appointment so that we can accommodate you in a manner that is safe for you and our staff.

Congratulations to the Town Clerk, her staff and election volunteers, Moderator Marita Wiser, Chief Jones and his officers, and Chief Harriman and his firefighters for a successful election under difficult circumstances.

Sawyer Engineering will be submitting a proposal to survey both sections of the South High Street Cemetery.

**Financials:** Before you tonight are the September financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 25% for the month. Revenues are at 32.3% and Expenditures at 26.6%.

## 8. Old Business

### a. Wastewater Status Update

Town Manager Peabody provided the Board with a brief update on the wastewater status.

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

Town Manager Peabody provided the Board with a brief update on the upper and lower main street status.

9. Treasurer's Warrants

**Motion** was made by Selectman Lone for approval of Treasurer's Warrants numbered 58, 59, 60, 61, 62, 63 and 63; second from Chairman Eastman. 5 approve/0 oppose

10. Public Comments on Non-Agenda Items

Community Development Director LaCroix reported that parking lot project on upper main street is scheduled to move forward in the spring.

Deb Brusini reported that a Veterans Day ceremony is scheduled for 10:20 A.M. at the Memorial Park on Depot Street.

Deb Brusini invited the Board and public to the next Ordinance Review Committee scheduled for November 18<sup>th</sup> at 6:15 P.M.

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

November 24, 2020

December 8, 2020 at 4PM

December 22, 2020

12. Adjourn

Chairman Eastman adjourned the meeting at 8:24 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk