

Board of Selectmen's Meeting Minutes

June 8, 2021; 4:30 P.M.

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

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

Administration Virtual: None

Administration Absent: Town Clerk Laurie Chadbourne

1. Call to Order

Chairman Eastman called the meeting to order at 4:30 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. 4:30 P.M. Executive Session per MRS Title 1, Section 405.6.E. for Consultation with Town Attorney

Motion was made by Vice-Chairman Zaidman to enter executive session at 4:32 P.M. per MRS Title 1, Section 405.6.E. for consultation with the town attorney; second from Selectman Packard. 5 approve/0 oppose

Motion was made by Selectman Tworog to exit executive session at 5:24 P.M.; second from Selectman Packard. 5 approve/0 oppose

4. Action Items Following Executive Session

None

5. Approval of Minutes

a. May 25, 2021

Motion was made by Selectman Packard for approval of the minutes from May 25, 2021 Board Meeting; second from Selectman Tworog. 5 approve / 0 oppose

6. Public Comments on Non-Agenda Items

a. Chuck Hamaty, Maine Street Graphics, was present to discuss the Town of Bridgton Purchasing Policy and to assure that when purchases are done by Town of Bridgton local businesses are included in the bid process.

b. Todd Perreault, EMA Director and Interim Fire Chief and business owner of The Morning Glory Diner, was inquiring about the current Victualers and Marijuana Establishments Licensing Ordinance and when the revision is proposed which clarifies background checks. Town Manager Peabody said the Ordinance with revisions is expected to be on the November ballot for consideration by the Citizens of Bridgton.

7. Committee/Liaison Reports

There were no committee/liaison reports.

8. Correspondence, Presentations and Other Pertinent Information

a. Presentation of Annual Audit

Timothy Gill, Runyon Kersteen Ouellette ("RKO"), was present to give an overview of the audit for year ending June 30, 2020. This included verbal as well as a power point presentation.

b. Request to Purchase Town Owned Property

Ginger Morton, Owner of property known as Tax Map 54 Lot 10-5 which is located on Kendall Ham Drive, is interested in purchasing a portion of Town owned property known as Tax Map 54 Lot 10. Ms. Morton participated virtually. Town Manager Peabody said the voters of the Town of Bridgton passed an article, which was a proposed citizens petition, that “authorizes the Board of Selectmen to sell Town-owned land that the Board of Selectmen has determined to be surplus, other than land acquired for non-payment of taxes or wastewater assessments, and to conduct the sale of such land by sealed bid, public auction or through an agent or multiple listing, whichever the Board of Selectmen deems to be in the best interest of the Town; and to deliver a quitclaim deed to the successful purchaser; provided that at least 30 days prior to selling, or obligating the Town to sell, such surplus land, the Town shall mail written notice to the abutters at their addresses on file with the Town, give notice on the Town’s website, post at least one notice on a social media platform used by the Town, and publish at least one notice in a newspaper of general circulation in the Town. The net proceeds of any sale shall be deposited into the Town’s general fund.” There has been previous out conveyances of the Town owned property to abutters. When the deed is done we would need to include a right of way. Ms. Morton said the additional land would allow us to put in a gravel access we could use to store our boats. Selectman Lone said if we did this who is responsible for the survey? Town Manager Peabody said in the past we have required the purchaser to do a survey and record it. Vice Chairman Zaidman said does this out conveyance come under the Subdivision Regulations. Town Manager Peabody said I am not sure if the Town is exempt. You could consider tabling this to the next meeting and confer with the Code Enforcement Officer.

Motion was made by Vice-Chairman Zaidman to table to the next meeting scheduled for June 22, 2021; second from Selectman Packard. 5 approve / 0 oppose

9. Public Hearings at 6:00 P.M.

a. New Liquor License Application from Elevation Sushi and Tacos, LLC

Chairman Eastman opened the public hearing on a Liquor License for Elevation Sushi and Tacos, LLS at 6:03 P.M. There were no public comments. The hearing was closed at 6:04 P.M.

b. Special Amusement Permit Application from Depot Street Tap House

Chairman Eastman opened the public hearing on a Special Amusement Permit Application for Depot Street Tap House at 6:04 P.M. There were no public comments. The hearing was closed at 6:05 P.M.

10. Action Items Following Public Hearing

a. New Liquor License Application from Elevation Sushi and Tacos, LLC (103 Main Street #1)

Motion was made by Selectman Tworog for approval of the Liquor License for Elevation Sushi and Tacos LLC; second from Selectman Packard. 5 approve/0 oppose

b. Special Amusement Permit Application from Depot Street Tap House

Motion was made by Selectman Tworog for approval of the Special Amusement Permit to Depot Street Tap House; second from Selectman Packard. 5 approve/0 oppose

11. New Business

a. Awards and Other Administrative Recommendations

1. Confirmation of Town Manager’s Appointment of Fire Chief

Motion was made by Vice Chairman Zaidman to confirm Glen Garland to the position of Fire Chief; second from Selectman Lone. 5 Approve / 0 Oppose

2. Salmon Point Budget

Town Manager Peabody reviewed the proposed budget for Salmon Point Campground with the Board. Salmon Point Manager Scott Cushing was present to answer any questions that the Board might have. Selectman Tworog inquired if the rates for the sites are underpriced. Town Manager Peabody said we have implemented a rate percentage increase over the years. Selectman Tworog said I am interested in market price. Chairman Eastman said within the next year we should do a market analysis to determine if we are in-line with other campgrounds for fees. Town Manager Peabody

said with the managers that we have had at the campground significant improvements have been made. Vice Chairman Zaidman said if we are going to make any increases the campers should be given ample notice.

Motion was made by Selectman Packard to approve the 2021-2022 Salmon Point Campground Appropriations Budget and Lease Schedule; second from Vice Chairman Zaidman. 5 Approve / 0 Oppose

b. Permits/Documents Requiring Board Approval

1. Victualer's License to Elevation Sushi and Tacos (103 Main Street #1)
2. Victualers License to BreakRoom 248 (248 Main Street)
3. Victualer's License to Magic Lantern Movie Theater (9 Depot Street)
4. Victualer's License to Nectar of Maine (115 N High Street)

Motion was made by Vice Chairman Zaidman to approve the Victualer's Licenses for Elevation Sushi and Tacos, LLC; BreakRoom 248; Magic Lantern Movie Theater; and Nectary Maine; second from Selectman Packard.

5 Approve / 0 Oppose

c. Selectman's Concerns

- **Selectman Packard** said the turn onto at Willis Park Road is a sharp angle. MSAD 61 used to use a small bus to pick-up/drop off students and now it is using a full sized bus so when it pulls out it blocks the entire entrance of the Willis Park Road and it is very dangerous.
- **Selectman Tworog** wanted to thank Chairman Eastman for his service as a Select Board member.
- **Vice-Chairman Zaidman** wanted to know when the crosswalks were going to be repaired. Town Manager Peabody said he would contact HEB to find out the status and would let the Board know.
- **Chairman Eastman** had no concerns.
- **Selectman Lone** wanted to thank Chairman Eastman for his service as a Select Board member.

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

Town Manager Peabody read the following into the record:
MANAGER'S REPORT - **06/08/21**

General

A reminder that masks are no longer required at the Town Office, Town Hall and Transfer Station for vaccinated individuals.

Public Services Department

Jason Thompson has been appointed as the Public Works Foreman.

Town Clerk

Kayli Nystrom Has been appointed as Deputy Town Clerk. Her first day will be Monday, June 21st.

Police Department

Our new Park Ranger, Emily Bridge, began her duties Monday. She will be patrolling Pondicherry Park, Salmon Point Beach, Highland Lake Beach, Woods Pond Beach and Plummer's Landing Beach.

Code Enforcement Officer

Joseph Angelo, a high school student, is volunteering in the Code Enforcement Office. He is interested in pursuing a career in municipal government.

Erin O'Connor has passed her Internal Plumbing exam. She has one more class (legal issues) to complete before becoming a Licensed Plumbing Inspector (LPI).

Financials

Before you tonight are the April financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 83% for the month. Revenues are at 73% and Expenditures at 76.2%.

Deputy Town Manager Fleck, thanked Chairman Eastman and Select Board member Lone for their service as Board members and to congratulate the newly elected and/or re-elected Select Board Members, whoever those might be.

12. Old Business

a. Wastewater Status Update

Town Manager Peabody said completed work over the last two weeks includes a scheduled completion of the waste water facility treatment site with Libby Tree Clearing; continue to provide construction maps to the Town; coordinate with the Water District Engineer and their contractor; continue to provide resident construction work with Sargent Corporation; put the waste water treatment facility and pump stations out to bid; continue to meet with property owners to discuss sewer connections; continue design and drainage work with focus on water impacted streets; every Wednesday we walk a new section of street with the plans; discuss sewer connections; worked on Earmark funds – 2 more requests have been submitted.

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody said we are still working on the section of sidewalk in front of JDecor; I will be contact HEB on the crosswalk repairs;

On Lower Main Street, final paving has been completed from Kansas Road to the ballpark with a smoother wrap-in at the intersection of Lower Main Street and Kansas Road; we are still awaiting the material that is going where the crushed stone is. Vice Chairman Zaidman said he received compliments from a couple of young women who said they feel much safer walking in that area now that there are street lights.

c. Ping Pong Tables

Bill Preis said I am here this evening to express my willingness to donate the competition style ping pong tables to the Town of Bridgton. Mr. Preis submitted a written proposal which included an outline of conditions upon acceptance of the tables by the Town. Selectman Lone said the Town should accept the tables which would allow the Town to insure them, store them at the Town Hall and be a part of the regular Recreation Department program. Vice Chairman Zaidman said the Town Manager and the Recreation Director should meet with Mr. Preis to review the proposal.

Motion was made by Selectmen Tworg to accept the tables per the agreement submitted by Mr. Preis; second by Vice Chairman Zaidman.

Recreation Director, Gary Colello, said I have not seen the proposal until this evening so I would like the opportunity to review it first. There is still an issue with storage but I have no issues with having the ping pong program in the Town Hall. Chairman Eastman said if we take a donation there should be no conditions attached to the donation. Town Manager Peabody said we don't have a formal agreement before us, Mr. Preis is requesting the Board allow him to meet with the Town Manager and Recreation Director Colello to work out a mutually agreeable written format for the donation of the ping pong tables and accessories.

Motion was withdrawn by Selectmen Tworog; second by Vice Chairman Zaidman.

13. Treasurer's Warrants

Motion was made by Vice-Chairman Zaidman for approval of Treasurer's Warrants numbered 154, 155, 156, 157 and 158; second from Selectman Packard. 5 approve/0 oppose

14. Public Comments on Non-Agenda Items

Town Manager Peabody presented plaques to Chairman Eastman and Selectman Lone in recognition of their term as Board Members.

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

June 22, 2021

July 13, 2021

16. Adjourn

Chairman Eastman adjourned the meeting at 7:34 P.M.

Respectfully submitted,

Georgiann M. Fleck
Deputy Town Manager