

## Board of Selectmen's Meeting Minutes

July 27, 2021; 5:00 P.M.

Board Members Present: Carmen E. Lone, Chairman; Glenn R. Zaidman, Vice-Chairman; Paul A. Tworog; G. Frederick Packard; Robert J. McHatton, Sr.

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix  
Recreation Director Gary Colello

### 1. Call to Order

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

### 2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

### 3. Approval of Minutes

#### a. July 13, 2021

**Motion** was made by Vice-Chairman Zaidman for approval of the July 13, 2021, Board Meeting Minutes; second from Selectman Packard. 5 approve/0 oppose

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

Community Development Director Linda LaCroix reported that University of Maine Student Eva Thornton will be working in the Community Development Office and introduced Ms. Thornton to the Board.

### 5. Committee/Liaison Reports

Ordinance Review Committee Member Glen Rudin requested a workshop session to review suggested amendments to the Curfew Ordinance and Animal Control Ordinance to which the Board opted to add to a future meeting agenda.

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

#### a. Presentation of Concept Plan for the Re-Development of the Memorial School; Bridgton Economic Development Corp

The Bridgton Economic Development Board Members are Jim Chalmers, Mark Lopez, Peter Lowell, and George Szok. Peter Lowell, Jim Chalmers, and Mark Lopez were present. Mr. Lowell reported that the Bridgton Economic Development Corporation is resuming its efforts to pursue the creation of a multi-use regional, activity center at the Memorial School property on Depot Street. The corporation has developed a concept plan which might include a conference center, kitchen, bathrooms, multi-purpose rooms, a railroad museum, offices, a field house or gymnasium, locker rooms, a climbing wall, a pool, community space for such uses as a food pantry or pre-K, and parking. The project would interface with the Magic Lantern 4-H project, the Bridgton Community Center, and Pondicherry Park to enhance the cultural features of Depot Street and expand its regional resources and attractions. The impetus is to create a center that is funded and supported without reliance on tax revenues utilizing property currently owned by SAD 61. District policy places restrictions on the types of uses that could be conducted on the property should it be transferred. The school board requires the future use of the property be civic, educational, and/or recreational. The corporation's concept incorporates all three aspects. SAD 61 Superintendent, Al Smith, and the district's facilities committee have been continually consulted and are very supportive of the concept. Bridgton's Director of Recreation and Community Development Director, along with community partners and user groups have been involved in helping to

develop the concept – a two-year process. The BEDC is looking for the June 2022 town meeting as a target date for transfer of the property to the town and town approval of transfer to BEDC for project commencement. This is the process that must take place before final design, work or significant fundraising can begin. A concept plan (see attached) has been submitted but the final design is a long way off and will follow a full vetting process. The concept simply shows what might be possible. SAD 61 will transfer the property to the town ONLY for enhancement of community education, culture, and recreation. It cannot be sold to offset taxes. The center is being designed to be self-supporting with no reliance on municipal tax revenues. The BEDC was formed to create a public-private partnership to provide a legal entity that could apply for and receive grants. The existing building will be razed or re-purposed based on economic and architectural findings. Asbestos removal will be required regardless of the fate of the building. A professional abatement estimate was received in 2020 for \$160-190,000. Design is being driven through needs as defined by user groups, municipal officials, and community partners. The center is being developed to complement and enrich downtown development and the Depot Street area. There is no firm plan, but a first step will be to hire a specialized architect for concept design and eventual final design.

**Motion** was made by Selectman McHatton to set up a meeting with the Superintendent Al Smith, Chairman Lone, Vice-Chairman Zaidman, Peter Lowell and Jim Chalmers; second from Selectman Packard. Discussion ensued. 3 approve/2 oppose (Lone and Tworog were opposed)

Community Development Director Linda LaCroix suggested that the Board consider other entities that have expressed interest in the land.

## 7. New Business

### a. Awards and Other Administrative Recommendations

#### 1. New Road Name, Timshel Road (Map 2, Lot 37-2); E-911 Addressing Officer

**Motion** was made by Vice-Chairman Zaidman to approve Timshel Road for the private road sited on Map 2, Lot 37-2; second from Selectman Packard. 5 approve/0 oppose

#### 2. Woodard and Curran Bridgton Sewer Extension – Preliminary Engineering Report (PER) and Environmental Review (ER); Brent Bridges, P.E.

Town Manager Peabody reported that the Town submitted earmark requests to Senators King and Collins for three extensions to the sewer system currently under construction: specifically, Route 302 from Creamery Street to Route 93, 400' on South High Street, and along Sustainable Way to the Mount Henry Subdivision. Application, if approved, will be also made to the USDA Rural Development and the Economic Development Agency for both grants and funding. Application to the Agencies require a Preliminary Engineering Report (PER) and an Environment Review (ER). The cost estimate submitted by Woodard & Curran for the scope of work is a lump sum of \$20,000. It is suggested that the funding come from the Sewer Department Unrestricted Fund Balance. Please refer to the paperwork in your binder.

Brent Bridges, P.E. reviewed Work Order #5. **Motion** was made by Vice-Chairman Zaidman to approve Woodard & Curran Work Order #5 for a lump sum fee of \$20,000 with the funds to come from the Sewer Department Unrestricted Fund Balance; second from Selectman Packard. 5 approve/0 oppose

#### 3. Disposal of Tax Acquired Property; Deputy Town Manager

Executive Secretary Nikki Hamlin provided the Board with a list of tax acquired properties to put out to bid pursuant to Article 24 Town Meeting Warrant (June 8, 2021). The information included copies of the bid

notice and complete bid packages. Discussion ensued. **Motion** was made by Selectman Tworog to list the properties, except for the property on Main Street, and to extend the deadline to September 14<sup>th</sup>; second from Selectman McHatton. 4 approve/1 oppose (Zaidman was opposed)

#### 4. Jumpstart Bridgton Business; Community Development Director

Community Development Director LaCroix presented to the Board a request to re-start the Micro-Loan Program. Consensus of the Board was to allow her to continue to develop the plan.

#### 5. Adoption of Domestic Partner Coverage

Town Manager Peabody reported that the current Personnel Policy recognizes domestic partners, but the MMEHT requires a formal vote by the Board beyond your approval of the Policy. **Motion** was made by Selectman Tworog to adopt Domestic Partner Coverage and the revision to the Town's Personnel Policy; second from Selectman McHatton. 5 approve/0 oppose

#### b. Permits/Documents Requiring Board Approval

##### 1. MMA Annual Election – Vice-President and Executive Committee Members

**Motion** was made by Selectman Tworog to approve the slate of officers proposed by the MMA Nominating Committee; second from Selectman Packard. 5 approve/0 oppose

##### 2. Marijuana Establishment License Applications

a. Medical Marijuana Registered Dispensary to Wellrick, Inc. at 152 Portland Rd

b. Adult Use Marijuana Cultivation Facility to Wellrick, Inc. at 152 Portland Rd

c. Adult Use Marijuana Store to Wellrick, Inc. at 152 Portland Rd

**Motion** was made by Selectman McHatton for approval of the Medical Marijuana Registered Dispensary License to Wellrick, Inc, and the Adult Use Marijuana Cultivation Facility License to Wellrick, Inc. and the Adult Use Marijuana Store License to Wellrick, Inc.; second from Selectman Packard.

5 approve/0 oppose

##### 3. Victualer's License to Standard Gastropub (233 Main Street)

**Motion** was made by Selectman McHatton for approval of the Victualer's License to Standard Gastropub; second from Selectman McHatton. 5 approve/0 oppose

##### 4. Certificate of Commitment of Sewer User Rates Commitment #253

**Motion** was made by Selectman Packard for approval of the Certificate of Commitment of Sewer Rates Commitment #253 comprising of 2 pages totaling \$2,774.21 to the Treasurer for collection; second from Selectman McHatton. 5 approve/0 oppose

#### c. Selectmen's Concerns

- **Selectman Packard** suggested paving and painting the sidewalks instead of repairing to save money in the long term.
- **Selectman Tworog** asked for a status update on the Oak Street sidewalk to which Community Development Director LaCroix responded that she will be meeting with the Town Manager regarding this issue.
- **Selectman Tworog** asked for an update on the court negotiations to which Town Manager Peabody responded that it is pending his formal response.
- **Selectman Tworog** requested that the Board discuss remote public participation of meetings at the next meeting.

- **Selectman Tworog** requested that discussion of a video surveillance policy be discussed at the next meeting.
- **Vice-Chairman Zaidman** had no concerns.
- **Selectman McHatton** requested the total cost for the ordinance consolidation project be added to the next agenda for Board review and discussion. Discussion ensued regarding the process and legal costs.
- **Chairman Lone** had no concerns.

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

Deputy Town Manager Fleck read the following report into the record:

**General:** Linda LaCroix, Community Development Director, reports that the Town recently entered into an agreement with solar field developer Ameresco on a project to be developed in Lisbon, Maine under a State Public Utilities Board **Net Energy Billing program**. Once the plant is built and operating, the Town will receive credits on electric power billing over a twenty-year period. Total savings under the program is estimated to be \$462,480

Nikki Hamlin, Executive Secretary, sent out an email today regarding a compromised email account. If you receive a message entitled "**new transmission from Town of Bridgton**", please DO NOT OPEN THE MESSAGE and DELETE immediately. Chris Sanborn, Modem Wavs, our IT provider has been notified and working to mitigate the problem.

**Public Works Department:** Moved "narrow bridge" sign closer to the **bridge** on Smith Avenue; changed **culvert** on Plummerts Landing Road and while there did some **ditching**; performed ditching on Upper Ridge Road; emergency tree removal on Kimball Road, Middle Ridge Road and Kansas Road; graded **pot holes** on Adams Pond Road; **trees** slated to be taken down at Middle Ridge Cemetery; Camp Wildwood, Church Street and Mt. Henry Road; and finished ditching on the Hio Ridge Road and Stone Road. **Mike Rand**, Public Works Division, submitted his resignation effective Thursday, July 22, 2021. Mike began his employ with the Town on November 25, 2002 and left in September 2, 2015 to pursue another opportunity, however, returned December 5, 2016 until recently. Not consecutively, but his total years of employ with the Town of Bridgton would be 18. We wish Mike the best of luck in his next endeavor.

**Bridgton Police Department:** Chief Jones would like to thank members of the Bridgton Police Department for their immediate actions in the **recent lost and found** persons with special Recognition to Sgt Reese for coordinating these efforts. We welcome **Grace Gendron**, newly hired Public Safety Administrative Assistant to the Police Department and Fire Department. Grace began work on Monday July 19<sup>th</sup>. On Saturday, August 21, 2021 at 4:00p.m. to 7:00p.m. (location to be determined) **Lisa Magiera**, **BKD Karate Dojo**, will be coordinating with the Bridgton Police Department and the Bridgton Recreation Department to offer a class entitled "Off to College Self Defense Workshop".

**Bridgton Recreation Department:** The circus is coming! **Zerbini Family Circus** is coming to Bridgton with showings on Thursday August 12 at 6:00p.m. and Friday August 13 at 5:00p.m. and 7:00p.m. **Cabbage Island Clambake** is scheduled for Tuesday, August 10<sup>th</sup> with a departure time of 8:00a.m. from the Harrison Town Office Parking Lot to Boothbay Harbor. Cost is \$73.00 for Harrison and Bridgton residents and \$98.00 for non-residents. You must register in advance at [bridgtonmaine.org/bridgtonrecreation](http://bridgtonmaine.org/bridgtonrecreation). Coming this fall....before and after school care for K-5<sup>th</sup> grade. For more information on this and other events and programs please contact Recreation Director, Gary Colello, at 647-1126 or refer to our website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org)

**Health Officer:** Catherine Pinkham, Health Officer, reports that in the first update since Saturday the Maine CDC reported **175 new cases of COVID-19** and Cumberland County reports 1 additional coronavirus-related death, the 898<sup>th</sup> overall in Maine. CDC is also expected to recommend everyone in K-

12 schools **wear a mask** regardless of their vaccination status and urging that vaccinated people in certain areas of the country resume wearing masks because of COVID-19.

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

Respectfully submitted,

Georgiann M. Fleck

Deputy Town Manager

#### 8. Old Business

##### a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

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

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

##### c. Request to Purchase Town Owned Property on Kendall Ham Drive

**Motion** was made by Selectman Packard to take this item off the table; second from Selectman Tworog. 5 approve/0 oppose **Motion** was made by Selectman Tworog to declare a portion of Map 54, Lot 10 as surplus property to be placed out to bid; second from Selectman Packard. 5 approve/0 oppose

#### 9. Treasurer's Warrants

**Motion** was made by Selectman Tworog to approve Treasurer's Warrants numbered 174, 2, 3, 4, 5 and 6; second from Vice-Chairman Zaidman. 5 approve/0 oppose

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

Community Development Director Linda LaCroix provided an update on the upper Main Street Parking lot noting that final paving is scheduled for tomorrow.

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

August 10, 2021, and August 24, 2021

#### 12. Adjourn

**Motion** was made by Selectman Packard to adjourn the meeting at 8:00 P.M.; second from Selectman Tworog. 5 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne,

Town Clerk