

Board of Selectmen's Meeting Minutes

October 12, 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, Jr.; Deputy Town Manager Georgiann Fleck; Deputy Town Clerk Ashley Albrecht; Community Development Director Linda LaCroix; Code Enforcement Officer Brenda Day.

1. Call to Order

Chairman Lone called the meeting to order at 3:30 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Executive Session

a. 3:30 P.M. per MRS Title 1 Section 405.6.E.: Discussion of Legal Matters

Motion was made by Vice-Chairman Zaidman to enter executive session at 3:30 P.M. per MRS Title 1 § 405.6.E for discussion of legal matters; second from Selectman Tworog. 5 approve/0 oppose

Motion was made by Selectman Packard to exit executive session at 4:27 P.M.; second from Selectman Tworog. 5 approve/0 oppose

b. 4:30 P.M. per MRS Title 1 Section 405.E.: Discussion of Legal Matters

Motion was made by Vice-Chairman Zaidman at 4:27 P.M. to enter executive session per MRS Title 1 Section 405.E for discussion of legal matters; second from Selectman McHatton. 5 approve/ 0 oppose

Motion was made by Selectman Packard to exit executive session at 5:07 P.M.; second from Selectman Tworog. 4 approve/0 oppose (Selectman McHatton not present for vote.)

4. 5:00 P.M. Action Items Following Executive Sessions

Motion made by Vice-Chairman Zaidman to authorize the Town Manager to execute an administrative consent agreement between the Town and R&R Investments LLC concerning a land use violation at 34 Aspen Drive; second from Selectman Packard. 4 approve/ 1 oppose (Selectman Tworog was opposed)

Motion made by Vice-Chairman Zaidman to direct the Town Manager to continue negotiations with current lessee and potential purchasers to bring a revised consent assignment to the Selectboard for their meeting on October 19th, second from Selectman Packard. 5 approve/ 0 oppose

5. Approval of Minutes: September 28, 2021

Motion was made by Vice-Chairman Zaidman for approval of the minutes from the September 28, 2021 Board Meeting; second from Selectman Packard. 5 approve/0 oppose

6. Public Comments on Non-Agenda Items

Susan Jennings with the University of Maine Cooperative Extension and Director of Maine 4H Foundation would like to have approval from the Board to move forward with their Victualers License Application for Magic Lantern without completing the background check process. The Board directed this matter to the next meeting.

Steve Lobisser, potential purchaser of the Laundromat was present for any Q&A as they are nearing the potential November 1st closing.

Roxanna Hagerman, Bridgton resident, expressed concerns with election process and submitted a petition seeking redress of grievances.

7. Committee/Liaison Reports

a. Recycling Committee

Recycling Committee Chairman Sally Chappell requested a workshop with the Board of Selectman and other involved parties to discuss moving ahead with the Pay As You Throw program. A workshop will be held Wednesday, November 17, 2021, at 5:00 P.M.

b. EcoMaine Board of Directors Vacancy

Chairman Lone feels the position would more likely be filled with approval of remote meetings. She will get in contact with EcoMaine Board of Directors to discuss remote meetings. Town Manager Peabody remains as Alternate to the Board of Directors.

8. Correspondence, Presentations and Other Pertinent Information

a. District Court Parking Spaces

Discussion ensued regarding the dedicated parking signs for court employees on Chase Street. Selectman Tworog does not want to take a retroactive approach without a new lease as the current one is expiring. Vice-Chairman Zaidman would like to have that renegotiated within the lease. Chairman Lone would like to know more details of the employee schedules and necessity to reserve spots 5 days a week.

b. Update on Resilience Pilot Project: Request for Board Vote to Support a Bridgton-Windham Proposal for Resilience Planning Grant

Linda LaCroix provided an update on the Resilience Pilot Project. She would like support from the Board to establish Resilience Protocols and support on the proposal for the grant money. This would bring attention to our infrastructure and possible vulnerability as a town. Discussion ensued. **Motion** was made by Selectman McHatton to support a Bridgton-Windham proposal for Resilience Planning Grant; second from Chairman Lone. 3 approve/2 oppose (Vice-Chairman Zaidman and Selectman Packard oppose)

9. Public Hearing at 5:30 P.M.

Chairman Lone opened the public hearing at 5:30 P.M.

a. Special Amusement Permit Application from Shawnee Peak Holdings, LLC for Live Entertainment

There were no public comments. Public hearing closed at 5:30 P.M.

Chairman Lone opened the public hearing at 5:31 P.M.

b. To Hear Public Comment on the Following Questions that will be Presented to the Voters via Referendum Ballot on November 2, 2021:

Question 1. Shall an ordinance entitled "Repeal and Replacement of Victualers and Marijuana Establishment Licensing Ordinance" be enacted? *(Note: Copies of the text of the ordinance are available from the Town Clerk.) Board of Selectmen Recommend a YES vote.*

Question 2. Shall an ordinance entitled “Amendments to and Consolidation of Certain Town of Bridgton Land Use Ordinances” be enacted? *(Note: A “Yes” vote will repeal the Town of Bridgton Land Use Ordinance, Site Plan Review Ordinance, Shoreland Zoning Ordinance, and Building, Plumbing and Razing Ordinance and replace these ordinances with the Bridgton Land Use Code. Copies of the text of the ordinance are available from the Town Clerk.) Board of Selectmen Recommend a YES vote.*

There were no public comments. Public Hearing closed at 5:33 P.M.

10. Action Items Following Public Hearing

- a. Special Amusement Permit Application from Shawnee Peak Holdings, LLC for Live Entertainment

Motion was made by Vice-Chairman Zaidman to approve a Special Amusement Permit Application for Shawnee Peak Holdings, LLC for live entertainment; second from Selectman Packard. 5 approve/0 oppose

11. New Business

- a. Awards and Other Administrative Recommendations

1. Tax Acquired Property Sale to Abutter on Whitney Road

Motion was made by Selectman Tworog to approve the property sale to abutter on Whitney Road; second from Selectman Packard. 5 approve/ 0 oppose

- b. Permits/Documents Requiring Board Approval

1. New Road Name, Oliveira Drive (Map 6, Lot 26-5)

Motion was made by Vice-Chairman Zaidman to approve the new road name, Oliveira Drive (Map 6, Lot 26-5); second from Selectman Tworog. 5 approve/0 oppose

- c. Selectmen’s Concerns

- **Selectman Packard** voiced concerns with the paving on 302 and feels it is not being done in timely fashion to which Town Manager Peabody responded that we do keep updated schedules of paving on the website.
- **Selectman Tworog** brought to attention that there is a safety concern with the curbing by the playground behind BHOP. He suggested that the curbing be continued all the way down or placing curb stops to prevent accidents. This should be a purposed future project.
- **Vice-Chairman Zaidman** commented that we were assured by The Water District and sewer project that the pavement would be always kept in passable condition during construction. He urges more to be done about this before an accident happens.
- **Selectman McHatton** apologizes for behavior at last meeting regarding security in the front office. He also asks about the petition received from Roxanna Hagerman. Town Manager Peabody responded that he is going to be involving the Town attorney. Selectman McHatton also commented on the grass on Depot Street, he would like a decision made on a permanent substance to put down to compliment the appearance of the street vs. existing crab grass. Vice-Chairman Zaidman feels that what has been placed at lower Main Street would be good for this area as well.
- **Chairman Lone** expressed her confidence with our election staff and systems, and that there is no evidence of voter fraud in the Town of Bridgton. She would like the people to feel confident in our election process and encourages people to come and vote. Absentee Ballots are available at the Town

Office or on our website. Chairman Lone also responded to Selectman McHatton's concerns with the Depot Street grass, she has no issues with the crab grass because she felt this was an improvement from last year.

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

Town Manager Peabody read the following report into the record:

Manager's Report
10/12/21

General

A reminder that masks are no longer required at the Town Office, Town Hall and Transfer Station for vaccinated individuals. Unvaccinated individuals are asked to wear a mask.

The month of October is Domestic Violence Awareness Month. Purple lights are displayed to show support and bring attention to the crisis affecting some 10 million people annually. Thursday, October 21, is designated as "Purple Day" where folks wear purple or a purple ribbon to show support for the victims and the efforts to combat domestic violence.

Public Services Department

The public works employees return to a five-day 8-hour workweek on Friday, October 15th.

Police Department

Officer Brandan George has been trained as a Field Training Officer. Ryan McCloud continues to perform well at the Police Academy. Recent department trainings include firearms qualifications, CPR recertification, and search and seizure law. Advertising continues for the vacant officer's position. The potential candidate has backed out.

Chief Jones was elected to serve on the New England Association of Chiefs of Police as Third Vice-President. Congratulations, Chief!

Personnel

Jamie Lee Ferguson began her position of Deputy Clerk, Todd Peterson and Matthew Melocoten recently started in the Parks/Cemetery Department, and Todd Thomas resigned from the Parks/Cemetery Department. Welcome aboard to the new hires and good luck to those leaving the Town employee.

12. Old Business (Board of Selectmen Discussion Only)

a. Wastewater Status Update

Town Manager Peabody states there is no update at this time. Payment still has not been received from the Water District.

b. Streetscape: Upper and Lower Main Street Status Update
Town Manager Peabody provided a brief update on the Streetscape projects.

13. Treasurer's Warrants

Motion made by Selectman Packard to approve Treasurer's Warrants numbered 34 thru 36, all inclusive; second from Selectman Tworog. 5 approve/0 oppose

14. Public Comments on Non-Agenda Items (Each speaker *may* be limited to 3 minutes.)

There were no public comments on non-agenda Items.

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

October 19, 2021: Goal Setting Workshop at 5:00 P.M.

October 26, 2021

November 9, 2021

16. Adjourn

Motion was made by Chairman Lone to adjourn at 6:50 P.M.; second from Selectman McHatton.
5 approve/0 oppose

Respectfully Submitted,



Ashley S. Albrecht
Deputy Town Clerk