

Board of Selectmen's Meeting Minutes
November 23, 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.; G. Frederick Packard.
Administration Present: 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. 4:30 P.M. / Executive Session Per MRS Title 1, Section 405.6.E. for Discussion of Legal Matters~~

4. 5:00 P.M. / Approval of Minutes

a. October 26, 2021

b. November 2, 2021

Motion was made by Selectman McHatton for approval of the minutes of the October 26, 2021 and November 2, 2021 Board Meetings; second from Selectman Packard. 5 approve/0 oppose/1 abstention (Tworog abstained as he was absent from the November 2, 2021 Board Meeting)

5. Public Comments on Non-Agenda Items

Health Officer Cathy Pinkham provided updated COVID information, including the location of vaccination sites.

Health Officer Cathy Pinkham reported that she is working on a new program, "sand for seniors." Chief Jones and members of the Police Department will assist with delivering the sand.

6. Committee/Liaison Reports

As the Board liaison to the Recycling Committee, Selectman McHatton reported that information is being prepared to provide a good understanding of the program to allow the voters to make an informed decision. **Motion** was made by Vice-Chairman Zaidman to follow the consensus of the Board from the workshop session with the Recycling Committee (to appoint a staff member to work with the Committee and provide assistance with the budget); second from Selectman Tworog. 4 approve/0 oppose/1 abstention (Lone abstained as she was absent from the workshop.)

7. Correspondence, Presentations and Other Pertinent Information

a. Use of Highland Lake Beach Area for Winter Carnival Events

Winter Carnival President Dan Harden was present requesting permission to use Highland Lake Beach for the Winter Carnival on February 19, 2022 from 8AM until 7:30PM. There will be many activities including the freezing for a reason polar dip, horse-drawn wagon ride, hot air balloon, children's ice fishing derby, adult ice bar, all day music, food vendors and fireworks at 6PM. **Motion** was made by Selectman Tworog to approve the use of Highland Lake Beach by the Greater Lakes Region Chamber of Commerce for the 2022 Winter Carnival; second from Vice-Chairman Zaidman. 5 approve/0 oppose

8. New Business

a. Awards and Other Administrative Recommendations

~~1. Administrative Consent Agreement: 43 Grover Way, Map 14, Lot 24C~~

2. CDBG-CV: Recreation Department Van Purchase

The unspent CDBG-CV funds were reallocated to the Recreation department. Deputy Town Manager Fleck explained that the vote at this meeting would formally dedicate those funds to the purchase of a passenger van. **Motion** was made by Selectman McHatton to approve the purchase of a passenger van by the Recreation Department using CDBG-CV funds; second from Selectman Packard. 3 approve/2 oppose (Zaidman and Tworog were opposed) *[see below for additional vote after item #3]*

3. Water Reclamation Department: Truck Purchase

It is requested that the Town purchase a 2021 Ram 1500 Warlock Quad Cab 4x4 including plow from MacDonald Motors for \$39,920. The new truck will be assigned to the Public Services Director and his vehicle will be assigned to the Wastewater Foreman. **Motion** was made by Vice-Chairman Zaidman to approve the expenditure of up to \$39,920 for the purchase of a 2021 Ram 1500 Warlock Quad Cab 4x4 including plow from MacDonald Motors; second from Selectman McHatton. 5 approve/0 oppose

2. CDBG-CV: Recreation Department Van Purchase (continued)

Recreation Director Gary Colello reported that the cost of Ford 350 V6 Eco boost, 12 passenger van is \$55,829 and has all the requested safety features to include rearview, lane and blind spot assist along with doors that open and close automatically. **Motion** was made by Selectman McHatton to approve the purchase of a Ford 350 from MacDonald Motors in the amount of \$55,829; second from Vice-Chairman Zaidman. 5 approve/0 oppose

4. Supplementals and Abatements

Motion was made by Selectman Tworog to approve the recommended November 23, 2021 tax supplementals totaling \$751.26 and tax abatements totaling \$1,554.32; second from Selectman Packard. 5 approve/0 oppose

5. Acceptance of Donated Monument Agreement

Kim Leighton is requesting the placement of a memorial bench at Highland Lake honoring her late husband, Dr. Peter Leighton. Deputy Town Manager Georgiann Fleck read the following into the record, "My late husband, beloved Peter A. Leighton, was an integral part of our community serving as a primary care physician and hospitalist and most important to Peter, as an addiction medicine physician. Peter played a vital role in helping adults and their families struggling with substance use disorder. He co-founded the Lakes Region Substance Awareness Coalition with former Chief of Police Rick Stillman which led to the creation of the Lakes Region Recovery Center. Peter's office in Bridgton was actually also the place of his birth and where he would grow up and receive his medical care. Although he lived elsewhere for some of his adult life, he returned to the Lakes Region to practice in the community that raised him. The late Dr. Leighton was also in recovery for 12 years and dedicated his sobriety to helping others. It is my hope that the town of Bridgton allows for a commemorative memorial bench in honor of Peter's work and dedication to this community. This bench was generously donated by the Crooked River Counseling Agency and several donors who purchased t-shirts for Peter's annual Walk in Remembrance held in Bridgton in September. I would like the bench to be placed in Kramer's Landing to the right of the boat landing (to the right of the one already there). One of Peter's favorite things to do was spend time in nature and on the lake. It was always important for him to face the west and he loved watching the sunsets over the White Mountains on our daily walks on Highland Road. If this location is not an option, I am open to the idea of having his bench in Shorey Park or Pondicherry Park as well. I am aware that there may be an EPA fee for having the memorial near the lake and I am prepared to pay this fee. Thank you for your time and consideration for this priceless gift for our family, our children, and our community that will continue to carry on his legacy." Public Services Foreman Justin Adams suggested that the bench be placed near Shorey Park which would be more esthetically fitting. Foreman Adams will review the proposed area and location with Mrs. Leighton. **Motion** was made by Vice-Chairman Zaidman to approve the donated monument in Shorey Park subject to Mrs. Leighton's approval of the location; second from Selectman McHatton. 5 approve/0 oppose

6. Application from Nancy Chapman for Membership to the Pondicherry Park Stewardship Committee

Motion was made by Vice-Chairman Zaidman to table this item to the next meeting and requested attendance of Ms. Chapman; second from Selectman Tworog. 5 approve/0 oppose

7. Application from Angie Cook for Membership in the Community Development Advisory Committee

Victoria Hill and Phyllis Roth are no longer members of the Committee. **Motion** was made by Selectman Tworog to appoint Angie Cook to the Community Development Advisory Committee; second from Selectman McHatton. 5 approve/0 oppose

8. Planning Board Proposal for a Marijuana Establishments Moratorium

Planning Board Members Deb Brusini and Dan Harden were present and reviewed the following:

Planning Board Proposal for a Marijuana Establishments Moratorium

Rationale: A large influx of marijuana establishments have been approved in Bridgton since marijuana establishments were allowed by the voters July 14,2021:

- Seven medical and/or adult use marijuana establishments (6 storefronts, 1 cultivation facility)
- All are located along the Rt 302 corridor all between Willet Road to the Bridgton/Naples town line (Inner Corridor and Outer Corridor districts)
- Surrounding towns have not seen this type of influx or activity
- Another 4 applications are queuing up.

Marijuana establishments may soon be the dominating industry as one enters our town along Portland Road. Why Bridgton? Perhaps because surrounding Towns have not yet permitted all types of marijuana establishments (medical and adult use)? Perhaps our ordinances have loop holes that need to be addressed?

Because of this influx and to be sure the town strikes an appropriate balance of business diversity, the Board recommends a pause from accepting additional applications in order to spend time evaluating the impact of such a large influx in a relatively short period of time and whether our ordinances should be adjusted. For instance, is there an impact on existing businesses in the same districts and is there a hesitation for a variety of businesses to now locate in those districts, stifling diverse commercial growth? Is there a safety impact?

The Board is not promoting nor recommending shutting down businesses or reversing the decisions made by the voters in July 2020 to accept marijuana establishments. The Planning Board would like time to evaluate our town standards and come back to the Select Board with a recommendation for adjustment, or quite possibly not if the findings deem that.

Recommendation:

- Place a 180 day moratorium ordinance on marijuana establishments (all types).
- Timing: Special Town meeting February or March 2022
- Why STM: multiple applications (4) are queuing up, indicating this flurry of activity is not leveling off.

Note - a moratorium would not impact small-scale registered caregivers, which are not currently regulated by the municipality.

Discussion ensued. The Board did not support seeking voter consideration on a moratorium.

9. Request to Close Depot Street on December 4th for the Festival of Lights

Recreation Director Gary Colello requested that a section of Depot Street be closed to through traffic during the Festival of Lights on December 4th. **Motion** was made by Chairman Lone to approve the closure of Depot Street from the Bridgton Community Center entrance to the bridge on December 4, 2021 from 3PM until 6PM; second from Vice-Chairman Zaidman. 5 approve/0 oppose

Other

Vice-Chairman Zaidman asked for a status update on the Red Zone to which Community Development Director Linda LaCroix responded that she expects to have a timeline for the Board within the next week.

Vice-Chairman Zaidman asked for a status update on net energy to which Community Development Director LaCroix responded that it is on target for the scheduled start up the last quarter of 2022.

b. Permits/Documents Requiring Board Approval

1. Victualer's License to Subway (new ownership) at 292 Main Street

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

2. Victualer's License to Morning Glory Diner at 78 Portland Road

Motion was made by Vice-Chairman Zaidman for approval of a Victualer's License to Morning Glory Diner; second from Selectman Packard. 5 approve/0 oppose

3. Victualer's License to Street Eats (food truck) at 146 Harrison Road

Motion was made by Vice-Chairman Zaidman for approval of a Victualer's License to Street Eats; second from Selectman McHatton. 5 approve/0 oppose

4. Certificate of Commitment of Sewer User Rates Commitment #257

Motion was made by Vice-Chairman Zaidman to commit the August 1, 2021 to October 1, 2021 Sewer User Rate Commitment #257 comprising two pages totaling \$10,348.65 to the Treasurer for collection; second from Selectman Tworog. 5 approve/0 oppose

5. Amended Fee Schedule

Vice-Chairman Zaidman questioned the equivalent user fee of \$98 per quarter (\$392 year) when the ordinance currently sites \$508 per year. The Board deferred to Town Manger Peabody for review and clarification and requested follow up as soon as possible. **Motion** was made by Vice-Chairman Zaidman to approve the amended fee schedule, except for the sewer equivalent user rates; second from Selectman Tworog. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman McHatton** had no concerns.
- **Vice-Chairman Zaidman** has no concerns.
- **Selectman Tworog** had no concerns.
- **Selectman Packard** noted that COVID is not over and is concerned that Board Members cannot participate remotely. He requested that this item be added to the next agenda for discussion.
- **Chairman Lone** noted the schedule conflict of the workshop with the Ordinance Review Committee to which the Board changed the date from January 4th to January 5th.
- **Chairman Lone** requested an update regarding the Memorial School Transfer. Consensus of the Board was to direct Town Manager Peabody to contact Superintendent Smith and request a status update.
- **Chairman Lone** contacted State Representative Walter Riseman regarding the status of marijuana revenue sharing and is waiting to hear back from him.
- **Chairman Lone** asked if there has been any movement on payment from Bridgton Water District construction project.

d. Town Manager's Report/Deputy Town Manager's Report
Deputy Town Manager Fleck read the following into the record:

TOWN OF BRIDGTON
DEPUTY TOWN MANAGER'S REPORT
November 23, 2021

General We would like to welcome Victoria Hill as Deputy Community Development Director who began on Monday the 22nd and Holly Heymann will be starting on Monday the 29th in the position of Finance Director. There is a FREE Thanksgiving dinner being held (either in person or a go-box) at the Bridgton Alliance Church, 368 Harrison Road, from 2:00p.m.-6:00p.m. (or until food runs out) on Thanksgiving Day. The dinner was arranged by Pastor Mike Zullo, Bridgton Public Safety Chaplain, his wife, daughter and a couple of Fire Department Members and their families. We would like to thank them for arranging this dinner and hope it is a success. Submitted application for county ARPA funds to offset increased costs of treatment plant and culvert grant. Today I participated in the NAMI Adult Mental Health Class.

Finance The Auditors have scheduled the FY 21 audit for January 3-14th with the exception of January 6th and 7th. Outside agency requests have been mailed and are due back by December 31st. All Salmon Point Over Winter Agreements have been received and paid.

Bridgton Recreation The Haunted Town Hall and Ice Rink Fundraiser raised \$2,259 for scholarships to summer camp and before and after school care. Festival of Lights is planned for Saturday, December 4th beginning at 8:00a.m. with a craft fair at the Town Hall; block party at 4:30p.m.; tree lighting at 5:30p.m. and parade at 6:00p.m. "Parent Night Out" December 10th and 17th beginning at 6:00p.m. to 10:00p.m.; drop off the kids, grab dinner, wrap presents, get some last minutes gifts; whatever it is we have you covered! Costs are \$25.00 for first child and \$10.00 for each additional child. Show us your shopping receipt from December 2021 from a Bridgton based business for \$100 or more and get your second night free! Our recreation department is so vibrant with so many activities for all ages from snowshoeing to play group. For additional information please refer to our website at www.bridgtonmaine.org or call Rec Director, Gary Colello, at 647-1126.

Code Enforcement The Code Enforcement Office reports that 27 building permits were issued for the month of October (26 last year) with 202 total to date (241 last year). 16 plumbing permits were issued for the month of October (17 last year). Approved by the Planning Board on October 5, 2021 was an Apothecary & Medical Marijuana Facility known as Opus Organics located at 2 Sustainable Way and a commercial & residential space at the corner of Main Street.

Fire Department We continue to try to locate replacement parts for reserve engine E-2 to no avail. It is presently at the Town Garage. Chief Garland will continue to update you as more information becomes available.

Police Department Out of an abundance of caution and in hopes that we can limit COVID 19 direct contacts masks are required inside the office area. Officers are responding to an increased amount of incidents related to illegal drug use and/or non-fatal overdose. If you or someone you know needs help, please call the non-emergency line and connect with resources for recovery. Officer McCloud finished another successful week at the police academy which included the infamous pepper spray day. We look forward to his graduation on December 17th. The Halloween event at the Police Department was a success. We had two officers on foot patrol, while Public Safety Administrative Assistant Gendron, Chaplin Mike Zullo, Chief Garland and I handed out candy to roughly 1,000 trick or treaters.

Economic Development The Towns of Bridgton and Windham have been awarded a \$28,000 grant by the Governor's office of Policy Innovation and the Future to develop policy and standards recommendations that will enhance our respective capacities to respond to potential climate change events and circumstances. In addition, each town will identify and recommend priority actions and/or projects to address immediate issues or take advantage of opportunities to reduce inherent vulnerabilities. Anyone interested in this phase of the Resilience Pilot Project is encouraged to reach out to the CDD by email at llacroix@bridgtonmaine.org.

Revenue and Expenditure report for month ending October 31, 2021 is a benchmark of 33% with revenues at 41.09% and expenditures at 33.45%.

I would like to wish everyone a happy and fulfilling Thanksgiving.

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

Respectfully submitted, Georgiann M. Fleck, Deputy Town Manager

9. Old Business

a. Wastewater Status Update

There were no updates on the wastewater status.

10. Treasurer's Warrants

Motion was made by Selectman Packard for approval of Treasurer's Warrants numbered 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 and 57; second from Selectman McHatton. 5 approve/0 oppose

11. Public Comments on Non-Agenda Items

Deb Brusini clarified that the property containing a structure must be at least 300 feet of another property housing one or more marijuana establishments.

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

December 14, 2021

December 28, 2021

~~January 4, 2022 @ 5:00 P.M. Workshop with Ordinance Review Committee~~

January 5, 2022 @ 5:00 P.M. Workshop with Ordinance Review Committee

13. Adjourn

Motion was made by Vice-Chairman Zaidman to adjourn the meeting at 7:10 P.M.; second from Selectman Tworog. 5 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk