

Board of Selectmen's Meeting Minutes

March 22, 2022; 4:00 P.M.

Board Members Present: Carmen E. Lone, Chairman; Glenn R. Zaidman, Vice-Chairman; Robert J. McHatton, Sr.; G Frederick Packard (Remote Attendance)

Board Member Absent: Paul A. Tworog

Administration Present: Town Manager Robert A. Peabody, Jr.; Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix, Recreation Director Gary Colello; Police Chief Philip Jones; Fire Chief Glen Garland; Code Enforcement Officer Brenda Day; Public Services Director David Madsen

1. Call to Order

Chairman Lone called the meeting to order at 4:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. 4:00 P.M. Public Hearing

To Accept Written and Oral Comments on the Community Development Advisory Committee Recommendations to the Selectboard for Funding of 2022-2023 Community Development Block Grant Applications

Chairman Lone opened the public hearing to accept written and oral comments on the Community Development Block Grant Applications at 4:03 P.M. There were no public comments. Chairman Lone closed the public hearing at 4:05 P.M.

4. Action Items Following Public Hearing

Affirmation of Board's Support to Accept the Community Development Advisory Committee Recommendations to the Selectboard for funding of 2022-2023 Community Development Block Grant Applications

Motion was made by Vice-Chairman Zaidman to affirm the 2022-2023 Community Development Block Grant Funding Projects; second from Selectman McHatton. 4 approve/0 oppose

5. 5:00 P.M. MSAD 61 Budget Presentation: Al Smith, Superintendent

This item was addressed later in the meeting.

6. Approval of Minutes

- a. March 8, 2022 (10:30 A.M. Meeting)
- b. March 8, 2022 (5:00 P.M. Meeting)
- c. March 14, 2022

Motion was made by Vice-Chairman Zaidman for approval of the March 8, 2022, March 8, 2022, and March 14, 2022 Board Meetings; second from Selectman McHatton. 4 approve/0 oppose

7. Public Comments on Non-Agenda Items

Frank Johnston voiced concerns about the condition of the road on the southern portion of Wildwood Road. He said that he has been a resident for over 60 years and this is the worst he has seen it. Town Manager Peabody responded that upcoming budget is for paving intown but that he will meet with the Public Services Director and the engineer to assess the condition and cost for the following budget. The Board thanked Mr. Johnston.

8. Committee/Liaison Reports

There were no Committee/Liaison reports.

9. Correspondence, Presentations and Other Pertinent Information

a. Conservation Project: Matt Markot, Executive Director Loon Echo Land Trust

This item was addressed later in the meeting.

b. Pay Per Bag Presentation

This item was addressed later in the meeting.

10. New Business

a. Awards and Other Administrative Recommendations

1. Solar Farm Recommendations: Planning Board

This item was addressed later in the meeting.

2. Reconsider Marijuana Moratorium: Planning Board

This item was addressed later in the meeting.

3. Proposed Amendments to the Land Use Ordinance: CEO Brenda Day

This item was addressed later in the meeting.

4. Select Board Approval of the 2022/2023 Budget

This item was addressed later in the meeting.

b. Permits/Documents Requiring Board Approval

1. Use of Town Owned Property Permit to Emily Baker, AM Enterprise for an Earth Day Event on April 23, 2022 from 3PM until 6PM at the Depot Street Parking Lot

Emily Baker, AM Enterprise was present requesting use of the Depot Street Parking Lot near the Community Center for an Earth Day Event on April 23, 2022 from 3PM until 6PM. Ms. Baker responded to several questions asked by the Board. **Motion** was made by Vice-Chairman Zaidman to approve the use of Depot Street Parking Lot on April 23, 2022 from 3PM to 6PM for an Earth Day Event by AM Enterprise; second from Selectman McHatton. 4 approve/0 oppose

2. Victualer's Licenses

e. Curbside Food Truck (Earth Day Event at Depot Street Parking Lot)

Motion was made by Selectman McHatton to approve a Victualer's License to Curbside Food Truck for the Earth Day Event at the Depot Street Parking Lot on April 23, 2022 from 3PM until 6PM; second from Vice-Chairman Zaidman. 4 approve/0 oppose

2. Victualer's Licenses

a. Bridgton Highlands Country Club LLC (379 Highland Road)

b. Stella's on the Square (6 North High Street)

c. Bridgton Big Apple #1107 (16 Portland Street)

d. Bridgton Big Apple #1000 (93 Main Street)

Motion was made by Vice-Chairman Zaidman for approval of Victualer's Licenses to Bridgton Highlands County Club, Stella's on the Square, Bridgton Big Apple #1107, and Bridgton Big Apple #1000; second from Selectman McHatton. 4 approve/0 oppose

e. Curbside Food Truck (Earth Day Event at Depot Street Parking Lot)

This item was addressed earlier in the meeting.

3. Certificate of Sewer User Rates Commitment #261

Motion was made by Vice-Chairman Zaidman to commit the December 1, 2021 to February 28, 2022 Sewer User Rate Commitment #261 totaling \$14,288.66 to the Treasurer for collection; second from Selectman McHatton. 4 approve/0 oppose

c. Selectmen's Concerns

This item was addressed later in the meeting.

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

This item was addressed later in the meeting.

11. Old Business

a. Wastewater Status Update

This item was addressed later in the meeting.

b. Red Zone Update: Community Development Director Linda Lacroix

Community Development Director Linda LaCroix reported that she met with Redzone officials to discuss the work Redzone did to help solidify an application for funding to provide a fixed wireless broadband to cover the full geographic area of both Bridgton and Fryeburg with robust and affordable internet services using their new 5-G technology. The total cost for the system is \$3,484,635. The intention is to fund the cost through a grant from one of multiple programs available now. Bridgton will work with Fryeburg on this, with Redzone assisting as well.

c. Ameresco Project Update: Community Development Director Linda Lacroix

Community Development Director Linda LaCroix reported that the updated operating date is summer of 2023 which is about five months past the original date.

12. Treasurer's Warrants

Motion was made by Selectman McHatton for approval of Treasurer's Warrants numbered 94, 95, 96, 97 and 98; second from Vice-Chairman Zaidman. 4 approve/0 oppose

5. MSAD 61 Budget Presentation

Superintendent Al Smith, Board Members Karla Swanson, Lee Bearse and Janice Barter were present. Superintendent Smith reviewed the proposed school district budget. The Board thanked Mr. Smith.

9. Correspondence and Other Pertinent Information

a. Conservation Project: Matt Marcott

Matt Marcott was present and reported Loon Echo Land Trust is working with two separate land owners to purchase conservation easements on approximately 1,300 acres of undeveloped land, most of which is in Naples, but a small portion is in Bridgton (36 acres) and Sebago. The easements will protect the conservation values of the properties. The properties will remain in private ownership, meaning their tax status will not change. They are seeking financing to purchase these easements from multiple sources and the Town will not be asked to contribute financially. The request is to sign two letters of support which will significantly enhance the prospect for funding the purchases of these conservation easements. **Motion** was made by Selectman McHatton to table this to the next meeting after land ownership is determined; second from Vice-Chairman Zaidman. Discussion ensued regarding ownership of the land. Selectman McHatton **withdrew his motion**. **Motion** was made by Selectman McHatton to sign the letters of support; second from Vice-Chairman Zaidman. 4 approve/0 oppose

b. Pay Per Bag Presentation

Steve Lisauskas, Vice-President of Government Affairs for Waste Zero presented information on the pay as you throw program. He reported that this is the most effective available means of reducing municipal solid waste. While communities require residents to pay for most utilities based on how much they use, trash remains the last unmetered utility in most cities and towns across the county. Their solutions enable cities and towns to eliminate or reduce flat fees for trash services and replace them with variable pricing, based on the amount of trash residents throw away. The company distributes top quality official municipal trash bags to selected grocery, hardware, and convenience stores, along with other local retailers. The company also provides materials, resources, and media engagement to help residents become better recyclers and learn about program details and results. In summary, Waste Zero services are designed to comprehensively manager the day-to-day activities associated with a waste reduction program, including supply and distribution, resident education, communication, customer service and financial reporting. The Board thanked Mr. Lisauskas.

10. New Business

a. Awards and Other Administrative Recommendations

1. Solar Farm Recommendations: Planning Board

Planning Board Chairman Deb Brusini recommended a solar farm moratorium to assure solar farms with undesirable characteristics do not come under Planning Board review prior to completion of solar farm specific performance standards. These include considerations of the size, number, location of solar farms and their resulting impact on property values, views, de-forestation, etc. **Motion** was made by Chairman Lone to put forth a solar farm moratorium to the voters; second from Selectman McHatton. 4 approve/0 oppose

Planning Board Chairman Deb Brusini recommended a line item in the Consolidated Land Use Ordinance restricting solar farm installations to 20 acres or less be considered as another referendum question. Community Development Director Linda Lacroix added that it would be confusing to have both a moratorium and an amendment on the same ballot.

2. Reconsider Marijuana Moratorium: Planning Board

Chairman Lone removed this item from the agenda.

3. Proposed Amendments to the Land Use Ordinance: CEO Brenda Day

Code Enforcement Officer Brenda Day requested that the Board seek voter consideration to change limited residential to limited commercial in the inner and outer corridor districts (Rt 302 corridor from CMP to Naples Line); incorporate comprehensive wetlands definitions. This is to rectify an inappropriate Shoreland designation for a section of Town targeted for development in the Comprehensive Plan and in the Land Use Ordinance (zoning). **Motion** was made by Vice-Chairman Zaidman to put forth amendments to the Land Use Ordinance to the voters; second from Selectman McHatton. 4 approve/0 oppose

4. Select Board Approval of the 2022/2023 Budget

Town Manager Peabody reviewed the budget as presented through the budget hearings and then reviewed the budget adjustment worksheets as submitted by Department Heads after the Board requested further reduction. Board Members appreciated the efforts and thanked the Department Heads for revisiting each line item. **Motion** was made by Vice-Chairman Zaidman to approve the budget adjustment worksheet as presented by the Town Manager; second from Selectman McHatton. 4 approve/0 oppose **Motion** was made by Vice-Chairman Zaidman to approve the amended budget; second from Selectman McHatton. 4 approve/0 oppose

c. selectmen's concerns

- **Selectman Packard** had no concerns.
- **Vice-Chairman Zaidman** asked if money will be set aside for senior property tax relief to which Town Manager Peabody responded that he is working on the wording for a warrant article at Town Meeting.
- **Selectman McHatton** had no concerns.
- **Chairman Lone** asked for a status of the light poles to which Town Manager Peabody reported that there have been three poles that have been damaged and will be paid for by the people that caused the damage in the amount of \$12,000 to \$15,000 plus installation.

d. Manager's report

Town Manager Peabody read the following into the record:

"Deputy Town Manager's Report, March 22, 2022

General: Please make sure to refer to the Town of Bridgton's website, www.bridgtonmaine.org to subscribe for email alerts. These include Meeting Agendas and Minutes; Public Notices; Career Opportunities; Events; Wastewater Project and Main Street Project Updates.

Public Services Department: Construction of the wastewater treatment plant has begun! Heavy equipment has been moved onto the site and show has been cleared to prepare the site for the upcoming construction. A pre-construction meeting was held on March 15th.

Bridgton Recreation: Register for Spring sport NOW! Lacrosse, baseball, and softball. Girls Youth lacrosse may be cancelled because sign ups are too low! Please check out our comprehensive website at www.bridgtonmaine.org for questions and/or additional information please contact Recreation Director, Gary Colello, at 647-1126.

Town Clerk's Department: Nomination papers are available for the following: (1)

Selectman/Assessor/Overseer of the Poor 3-year term: (2) Planning Board Regular Member 3-year term: (1) Planning Board Alternate Member 3-year term: (1) MSAD #61 Director 3-year term: (1) Water District Trustee 3-year term. The nomination paper filing deadline is the close of business hours on April 15, 2022. To date: 2 have taken out papers for Board of Selectmen; 2 for Planning Board Regular; 1 for Planning Board Alternate; 1 for MSAD 61; 2 for Water District Trustee. Please contact Town Clerk, Laurie Chadbourne at 207-647-8786 or lchadbourne@bridgtonmaine.org with any questions.

Until next time, be safe and be well.

Respectfully submitted,

Georgiann M. Fleck, Deputy Town Manager"

OTHER

Vice-Chairman Zaidman suggested that a candy dish, water glass or something similar be given out for awards instead of plaques. The Board agreed that would be a good idea.

11. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

13. Public Comments on Non-Agenda Items

Representing the Planning Board, Chairman Deb Brusini asked the Board if they would like to hold a workshop session before sending the standards for solar farm off to legal to which the Board opted to meet with the Planning Board prior to a regular meeting in April or May.

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

April 12, 2022

April 14, 2022 at 4:00 P.M. – Comprehensive Plan Workshop

April 26, 2022

15. Adjourn

Motion was made by Vice-Chairman Zaidman to adjourn the meeting at 7:25 P.M.; second from Selectman McHatton. 3 approve/0 oppose (Selectman Packard was absent for this vote)

Respectfully submitted,



Laurie L. Chadbourne

Town Clerk