

BRIDGTON BOARD OF SELECTMEN'S MEETING AGENDA

DATE: Tuesday, May 10, 2022

TIME: 4:00 P.M.

PLACE: Board of Selectmen's Meeting Room, 10 Iredale Street, Bridgton

Please join the meeting from your computer, tablet, or smartphone.

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1. Call to Order
2. Pledge of Allegiance
3. 4:00 P.M.: Solar Farm Workshop with Planning Board
4. Approval of Minutes
 - a. April 26, 2022
5. Public Comments on Non-Agenda Items (*Each speaker **may** be limited to 3 minutes.*)
6. Committee/Liaison Reports
7. Correspondence, Presentations and Other Pertinent Information
 - a. Update From Community Development Director and Greater Portland Council of Governments on Resilience Project
8. New Business
 - a. Awards and Other Administrative Recommendations
 1. Request to Accept Payment and Approve Quit Claim Deed to Howard Tucker for Tax Acquired Property Located on Howard Trail (Map 8, Lot 36A-I0S), Land Only
 - a. Recommendation from Code Enforcement Officer
 2. Request to Accept Payment and Approve Quit Claim Deed to Howard Tucker for Tax Acquired Property Located at 112 Howard Trail (Map 8, Lot 36D), Land & Building
 - a. Recommendation from Code Enforcement Officer
 - b. Permits/Documents Requiring Board Approval
 1. Victualer's License to Tarry-A-While (17 Tarry-A-While Road)
 2. Victualer's License to Beth's Kitchen Café (108 Main Street)
 - c. Selectmen's Concerns
 - d. Town Manager's Report/Deputy Town Manager's Report
9. Old Business (*Board of Selectmen Discussion Only*)
 - a. Wastewater Status Update

10. Treasurer's Warrants
11. Public Comments on Non-Agenda Items (*Each speaker may be limited to 3 minutes.*)
12. Dates for the Next Board of Selectmen's Meetings
May 24, 2022
June 14, 2022
13. Adjourn

Future Agenda Items:

1. Workshop for Review of Committees
2. Discussion of Use of Trademark by Commercial Entities

**Town Manager's Notes
Board of Selectmen's Meeting
May 10, 2022**

1. **Call to Order**
2. **Pledge of Allegiance**
3. Workshop: Solar Farms with Planning Board
4. **Approval of Minutes**
 - a. April 26, 2022
Suggested motion: Move to approve the April 26th Meeting Minutes.
6. **Committee/Liaison Reports**
7. **Correspondence, Presentations and Other Pertinent Information**
 - a. The Community Development Director will be providing an update on the Resilience Project.
8. **New Business**
 - a. Awards and Other Administrative Recommendations
 1. Howard Tucker, pursuant to the Town's *Tax Acquired Policy and Procedures* revised 01/22/08 (a copy of which is in your binders), is requesting that the Town quitclaim Map 8 Lot 36A-10S back to him having paid the required fees (please refer to the copy of the receipt in your binders). The property has been inspected by the Code Enforcement Officer and a memo provided.
Suggested Motion: Move to accept payment and approve a Municipal Quitclaim Deed to Howard Tucker for property described as Map 8 Lot 36-10S Town of Bridgton Tax Maps.
 2. Howard Tucker, pursuant to the Town's *Tax Acquired Policy and Procedures* revised 01/22/08 (a copy of which is in your binders), is requesting that the Town quitclaim Map 8 Lot 36D back to him having paid the required fees (please refer to the copy of the receipt in your binders). The property has been inspected by the Code Enforcement Officer and a memo provided. **The CEO is recommending a no vote.**
Suggested Motion: Move to accept payment and approve a Municipal Quitclaim Deed to Howard Tucker for property described as Map 8 Lot 36D Town of Bridgton Tax Maps.
 - b. Permits/Documents Requiring Board Approval
 1. Tarry-A-While is requesting a Victualer's License.
Suggested motion: Move to approve a Victualer's License to Tarry-A-While.
 2. Beth's Kitchen Cafe is requesting a Victualer's License.
Suggested motion: Move to approve a Victualer's License to Beth's Kitchen Cafe.
9. **Old Business**
 - a. Wastewater Update

Planning Board and Select Board Joint Workshop 5/10/22
Commercial Solar Farm Draft Standards

Summary - attached is the draft language for commercial solar farm standards to be incorporated into the Bridgton Consolidated Land Use Code for the November warrant. The Planning Board is engaging the Select board for input before moving to the next stage.

Process and Input

The Planning Board initiated workshops October 2021, after having reviewed and approved three commercial solar farms. It became clear current Land Use ordinances are insufficient to prevent potentially significant impacts resulting from the siting, installation, and operation of additional solar farms within Bridgton, including questions as to compatibility with existing and permitted land uses in the Town; potential adverse environmental effects, including cumulative effects; and the lack of plans and other financial assurances that such facilities will be properly constructed and decommissioned.

The following criteria are incorporated into the attached draft solar standards:

1. Buffers	6. Noise	11. Construction
2. Setbacks	7. View	12 Performance Guarantee
3. Fencing	8. Accessibility	13. Number allowed in Town
4. Size	9. Decommissioning	
5. Height	10. Operations/Maintenance	

The Board started with the language from Naples and Denmark's solar ordinances and then adapted as appropriate for Bridgton based upon a number of inputs and resources, including:

- Abutters and other members of the public
- Appeals Board proceedings
- Fire Dept.
- Community Development Dept.
- Reference Materials were numbers, including:
 - Other Maine Town's ordinances
 - Best Practices guides
 - Model Site Plan regulations for Solar energy form Maine and NY

Proposed Timeline - Key Milestones

5/10	Joint workshop;
End May	Submit draft to legal for review and incorporation into Code
End June	Public hearing draft
Mid-July	Planning Board Public hearing
Early August	Submission to Select Board for inclusion into warrant

Sept. 18 Solar moratorium expires; determine whether to extend to November.

Proposed Standards for Solar farms - Planning Board draft

These are in addition to the current review criteria in Section V. Site Plan Review of the Bridgton Land Use Code.

Standard	Draft Language
Buffers	<p>Buffers for solar farms are land areas used to visibly separate solar farm installations from adjacent properties through screening and distance. A minimum 100-foot deep natural, undisturbed buffer shall be maintained along all exterior property lines.</p> <p>Existing trees, shrubs, and other vegetation within the buffer area shall be preserved. The Planning Board may require additional plantings and/or berms to screen the view of the installation as well as to create a naturalized vegetated buffer. These plantings may include the planting of trees of the same species as existing trees in the immediate area and be of sufficient caliper and height to assure screening is accomplished.</p> <p>Access drives may cross the buffer area but parking areas or internal access drives may not be located within this area.</p>
Setbacks	Minimum Setbacks, Front, Side, Rear: 110 feet
Fences	All ground-mounted solar farms including, but not limited to, solar panels, inverters, battery storage facilities, buildings, structures, and all solar farm equipment excepting overhead power and communication lines shall be completely enclosed by an 8 foot high, black PVC coated (min. 22 mils.) bonded to the core wire chain link fence (min. wire 8 gauge) with top rail at eight (8) feet high, black PVC coated chain link locking gate(s). The fence shall be elevated an average of 5" for small terrestrial animals. This fence shall be the "Required solar farm Security Fencing". Access points through the Required solar farm Security Fencing shall be locked to prevent unauthorized access or entry.
Size	Maximum size of solar farm installation including all fenced in areas shall be no greater than 20 acres.
Height	Maximum Height: 12 feet, measured from ground level to the highest point of the facility when oriented at maximum tilt.
Noise	<p>Noise from a solar farm shall be inaudible anywhere off site.</p> <p>Definition of "inaudible" to be added to the Land Use Code: "Not able to be discerned above the ambient noise level when the noise source is on, at any abutting lot line, when measured with a sound pressure meter during the quietest daytime hours and when dark."</p>

Standard	Draft Language
View	<p>No solar farm may be viewable from navigable waters, interrupt or otherwise detract from a scenic view or view shed, or disrupt the view from a public roadway and adjacent properties. The applicant must minimally demonstrate adherence to this standard as follows:</p> <ol style="list-style-type: none"> 1. Conduct a visual assessment of the visual impacts of the Solar Energy System on public roadways, adjacent properties, existing view sheds/scenic views, and navigable waters. At a minimum, a line-of-sight profile analysis shall be provided. Depending upon the scope and potential significance of the visual impacts, additional impact analyses, including for example a digital view shed report, may be required to be submitted by the applicant. 2. Submit a screening & landscaping plan to show adequate measures to screen through landscaping, grading, or other means so that views of Solar Panels and Solar Energy Equipment shall be minimized as reasonably practical from public roadways and adjacent properties to the extent feasible. The screening & landscaping plan shall specify the locations, elevations, height, plant species, and/or materials that will comprise the structures, landscaping, and/or grading used to screen and/or mitigate any adverse aesthetic effects of the system <p><i>Proposed Definition of Navigable Water to be added to the Land Use Code: "Lakes or ponds whose surface area is greater than ten acres, or lakes, ponds, or streams or whose waters are suitable for, or capable of access and use by the public for recreational purposes, such as boating, fishing/ice fishing, water sports, sailing, and the like."</i></p>
Accessibility	<p>Adequate access, parking, and circulation, as determined by the Planning Board, for service and emergency vehicles shall be provided. At a minimum, a 20' wide all-weather access way must be provided from a public way into the site. Access ways around, and through the site, despite the lengths shall otherwise meet the requirement of 14' minimum in minimum width.</p>

Standard	Draft Language
Decommissioning	<ol style="list-style-type: none"> 1. In addition to the requirements of Section V-5B.3(l) of the Land Use Code, the following applies to solar farms: 2. A solar farm shall be considered Decommissioned when: <ol style="list-style-type: none"> a. The solar farm has reached the end of its useful life, sustained casualty loss, or other significant damage, is not repaired or used or has reached a point of obsolescence and, after at least six consecutive months after any of these or similar events, the solar farm is declared Decommissioned by the Code Enforcement Officer, and/or, b. The solar farm fails to operate as designed for a period of six or more consecutive months and is declared Decommissioned by the Code Enforcement Officer, and/or, c. The solar facility operator or landowner submits a written notice to the Municipality of Bridgton declaring a Decommissioning of the solar farm and providing a date of Decommissioning, either a past or present date, or future date if the solar farm is then operating. 3. The Date of Decommissioning shall be the date so declared by the Code Enforcement Officer or so provided in writing by the solar facility operator or landowner. The Code Enforcement Officer shall notify the solar facility operator or landowner by certified mail with signed receipt specifying, at a minimum, the Date of Decommissioning and that the solar farm must be removed, and the site be restored to its condition prior to development within 360 days. A copy of the notice shall be forwarded by the Code Enforcement Officer to the Select Board and Planning Board. 4. Decommissioning. <ol style="list-style-type: none"> a. The solar facility operator or landowner shall commission a Phase I Environmental Site Assessment prior to any land disturbance. Should contamination be encountered or suspected, a Phase II Environmental Site Assessment shall be conducted. All discovered and encountered hazardous materials shall be removed and disposed of in accordance with all local, state, and federal regulations. b. The owner or landowner shall be responsible for determining, applying for, and receiving all necessary Decommissioning permits. c. Decommissioning shall also consist of: <ol style="list-style-type: none"> (i) Removal of all solar farm facilities materials including, but not limited to, all equipment, barriers, fencing, OH/UG electric wiring and conduits, foundations, auger screws, electrical equipment, panels, inverters, signage, buildings, concrete pads, batteries, and transformers. (ii) Removal of all graveled areas and access ways unless the solar facility operator or landowner requests in writing for such to stay in place. (iii) Removal of all stormwater management and BMP's unless the solar facility operator or landowner requests in writing for such to stay in place. (iv) Stabilization of all disturbed areas as necessary to minimize erosion, including, but not limited to, spreading topsoil, and revegetating with natural grasses and trees (a minimum of 10 - 1½" caliper trees per acre) native to the immediate area. Trees shall have a 90% survival

Standard	Draft Language
	<p>rate after 2 years or be replaced. Replacement trees shall start a new 2-year period.</p>

Standard	Draft Language
Operations/Maintenance	The applicant is required to submit an Operations and Maintenance Plan as part of the Site Plan Review, Section V.-5. of the Bridgton Land Use Code.
Construction	All solar farms must meet the standards of DEP Chapter 500 rules for stormwater management and must show that post-development stormwater conditions will not increase the flow above pre-development conditions.
Performance Guarantee	<p>Before issuance of any building permit for a solar farm, the applicant shall provide a Performance Guarantee for all costs associated with the Decommissioning of the solar farm. The performance guarantee shall be provided per Section VIII-10. of the Bridgton Land use Code.</p> <p>In addition, Section VIII.-10.G: Required Site Improvements, Defined is to be amended as follows (in red): "For purposes of this Section VIII-10, "required site improvements" means all public and private roads; drainage structures and ditches; erosion, sedimentation, and stormwater control measures; utilities; landscaping; solar farm installations; and recreational structures. "</p>
Number	There shall be a maximum of eight (8) approved Solar Farm applications in the Town of Bridgton. Approved means duly authorized Findings of Fact and Conclusions of Law stating that the application was granted approval or conditional approval by the Bridgton Planning Board.

Board of Selectmen's Meeting Minutes
April 26, 2022; 5:00 P.M.

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

Administration Present: Town Manager Robert A. Peabody, Jr.; Deputy Town Clerk Jamie L. Ferguson; Executive Assistant Nikki Hodgkins; Community Development Director Linda LaCroix, Recreation Director Gary Colello; 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 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Approval of Minutes

a. April 12, 2022

b. April 19, 2022

Motion was made by Vice-Chairman Zaidman for approval of the meeting minutes from April 12, 2022, and April 19, 2022; second from Selectman Packard. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Community Development Director Linda LaCroix informed the Board they had received an award letter from the Governor's Office of Policy Innovation and the Future for the open space plan for \$50,000, which is contingent on the signed contract.

Selectman Tworog recognized the Pondicherry Park Committee for continuing to do well and acknowledged their plans for updated trails and a camera stand.

5. Committee/Liaison Reports

Selectman McHatton informed the Board that the Recycling Committee feels a new member will be able to better educate the public on pay-per-bag and would like to wait until November before putting it to vote. **Motion** was made by Selectman McHatton to remove the pay-per-bag question from the June 2022 warrant; second from Selectman Packard. 5 approve/0 oppose

6. Correspondence, Presentations and Other Pertinent Information

a. Downtown Mural Presentation by Justin McIver

Justin McIver presented his proposed mural design. Historian Mike Davis of the Historical Society spoke to the significance of the designs and expressed his support. Several residents expressed feedback.

Justin McIver presented a proposed banner to be hung on the fence of the Gateway Project construction site. Community Development Director Linda LaCroix expressed her support for the banner. **Motion** was made by Vice-Chairman Zaidman to allow Mr. McIver to put up the banner around the brew pub construction site; second from Selectman Packard. 5 approve/0 oppose

The use of the trademark by commercial entities was added to the agenda for future discussion.

b. Second Saturday Art Walk

Arts and Culture Subcommittee Representative Suzie Guthrow presented an overview of the Second Saturday Art Walk. Several concerns were raised by Board Members. Those concerns were sufficiently addressed by Ms. Guthrow. **Motion** was made by Selectman McHatton to support the Art & Culture Subcommittee's Second Saturday Art Walk; second from Vice-Chairman Zaidman. 5 approve/0 oppose

c. Bridgton Harvest Moon Fest Presentation by Michael Davis

Mike Davis of the Historical Society proposed the creation of a family friendly autumn celebration with the proposed name of the Bridgton Harvest Moon Festival. Mr. Davis expressed their difficulty in obtaining insurance for the event and subsequently asked for support from the Town. After board members cited several potential safety and traffic flow concerns, Chairman Lone requested a more detailed overall plan be brought before the Board in May.

7. New Business

a. Awards and Other Administrative Recommendations

There were no awards or other administration recommendations.

b. Permits/Documents Requiring Board Approval

1. Approval of Annual Town Meeting Warrant

a. Town Clerk/Town Manager's Draft

Motion was made by Selectman McHatton to approve Town Clerk/Town Manager's warrant; second from Vice-Chairman Zaidman. Selectman Tworog raised a question about specific reductions, which was addressed by the Town Manager. 5 approve/0 oppose

2. Notice of Public Hearing on May 24th, 2022

Motion was made by Selectman Packard to set the public hearing on the secret ballot referendum for May 24, 2022; second from Selectman Tworog. 5 approve/0 oppose

3. Comprehensive Plan Update Community Engagement Resolution (Heart & Soul Project)

Suzie Guthrow clarified her role in the program and, with the assistance of Linda LaCroix and a community member, reviewed the purpose and structure of the group. **Motion** was made by Selectman Packard to approve a Resolution in Support of Bridgton's Community Heart & Soul Project; second from Selectman McHatton. 4 approve/1 oppose (Vice-Chairman Zaidman was opposed)

4. Revised Warrant and Notice of Election Calling Maine School Administrative District No. 61 Referendum on May 24, 2022

Motion was made by Chairman Lone to sign the Warrant and Notice of Election Calling Maine School Administrative District No. 61 Referendum; second from Selectman Packard. 5 approve/ 0 oppose

5. Business Licenses

a. Victualer's License to Happy Valley Popcorn (257 Main St.)

b. Victualer's License to Ruby Food (160 Main St.)

c. Victualer's License to Corn Shop Trading Company (179 Main St.)

d. Victualer's License to The Little Mountain Store (1382 North High St.)

e. Victualer's License to Yeti Ice Cream & Milk Shake Bar (187 Main St.)

Motion was made by Selectman Packard to approve Victualer's Licenses to Happy Valley Popcorn, Ruby Food, Corn Shop Trading Company, The Little Mountain Store and Yeti Ice Cream & Milk Shake Bar; second from Vice-Chairman Zaidman. 5 approve/ 0 oppose

c. Selectman's Concerns

- **Selectman Tworog** thanked the Public Works Department for making some of the roads more passable while construction continues.
- **Selectman McHatton** raised concerns over the confusion surrounding pay-per-bag and asked the Board if they support the program to which the Board agreed.
- **Chairman Lone** requested someone from the Public Works Department remove the star from the Christmas tree outside the Community Center.

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

Town Manager Peabody read the following into the record:

"Manager's Report: 04/26/22"

Personnel

I would like to thank Erin for her almost two years in the Code Enforcement Department and wish her much success in her new endeavors. Lora Lee Phillips will be replacing her with a start date of May 9th.

Public Services Director is posting the Water Reclamation Foreman position internally. If there are no suitable candidates, then the position will be advertised.

Jake Linley, Parks Department Landscaper began work today. He will be working part-time with Lucia Terry, Perennial Point of View to become familiar with the Town's gardens. Lucia is currently contracted to tend all the Town's gardens but will not be continuing to do so.

Recreation Department

The Department offers various Adult Programs including Zumba, Tai Chi, Pickleball, Karate and Ping Pong at the Town Hall.

Adult Trip May 7th, Red Sox vs White Sox. \$85 includes round trip bus ticket and game ticket. Come join us for a fund day at the ballgame.

Baseball, Softball, and Lacrosse start their season next week.

The Maine Event Prom Project is set up at the Ice Rink throughout May by appointment for those looking but unable to afford a new prom dress.

Please note that Summer Rec and Swim Lessons are now open for registration.

Save The Dates:

July 3rd At Dusk – Independence Day Fireworks

August 3rd – Zerbini Family Circus Returns

Community Development

The CDD reminds Bridgton residents of the opportunity to join the Comprehensive Plan Update Task Force. The Task Force will develop inventories and assessments for each of the required subject matters included in the Comprehensive Plan. The plan update will go before the voters at Town Meeting in June of 2024. This is an exciting time to be involved in a project that will guide development for the next ten years. Applications are available on the Community Development page of the town website.

Fire Department

There are 2 new firefighters progressing through the Basic Fire School to become interior firefighters. They are scheduled to be done the beginning of June.

5 members attended a basic pumps class in Fryeburg this past weekend sponsored by Western Maine Firefighters Association and Maine Fire Service Institute. Feedback from all who attended was very positive. The Chief will continue to work with the others in the Western Maine Firefighters Association to sponsor more regional classes in this area. It creates a great learning environment and brings mutual aid departments together for shared training improving operations in mutual aid situations.

3 new members that have just finished the hiring process and will be starting with the department in the immediate future We are looking forward to bringing these new folks on board and beginning their orientation and training.

The last of our annual tests required by the Bureau of Labor is hose testing which will be done on Wednesday, April 27, beginning at 8 am at the transfer station

A reminder for anybody cleaning up their property in Bridgton, burn permits are required to burn brush, yard debris, leaves etc. The permits are available in person at the Police Department M-F 8-4, or online at either www.burningpermit.com or www.burnpermit@infome.org. There is no charge for any burn permits. Please be very careful with any fire and make sure it is completely extinguished and cool to the touch when done.

Police Department

The Public Fraud Informational Talk that was previously scheduled for this Thursday the 28th has been rescheduled for next Thursday the 5th.”

8. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

9. Public Comments on Non-Agenda Items

Chairman Lone reported that the American Legion Post 67 has begun placing flags in anticipation of Memorial Day.

10. Dates for the Next Board of Selectmen’s Meetings

May 10, 2022, at 4:00 P.M. – Solar Farm Workshop

May 24, 2022

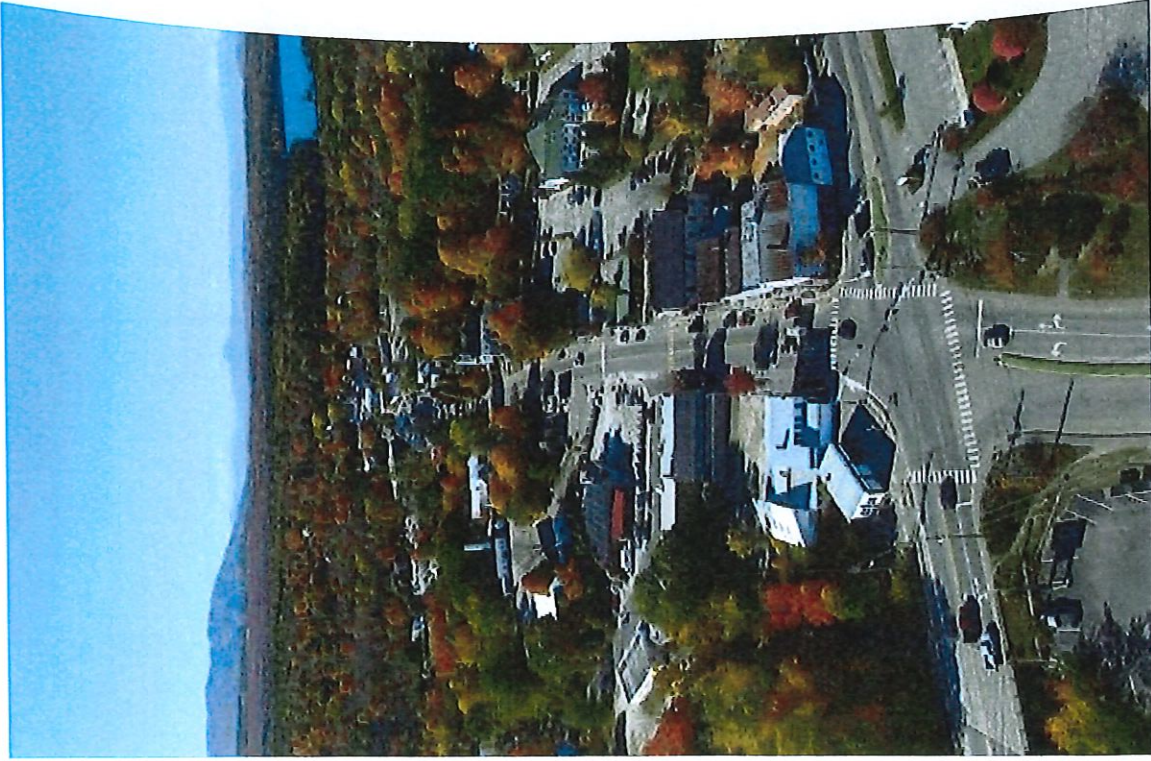
June 14, 2022

11. Adjourn

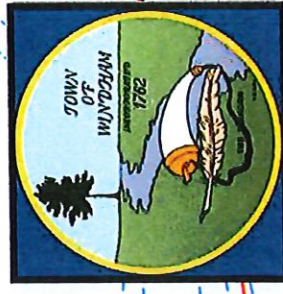
Motion was made by Chairman Lone to adjourn the meeting at 6:45 P.M.; second from Selectman McHatton.
5 approve/0 oppose

Respectfully submitted,

Jamie L. Ferguson
Deputy Town Clerk



Creating Climate Resilience Standards for Municipal Operations





Overview

- + Bridgton and Windham participated in the GOPIF Community Resilience Pilot last year
 - + GPCOG facilitated three workshops on climate hazards, impacts, vulnerabilities, and solutions
- + Identified one priority project for implementation funding: **Establishing resilience standards/protocols for Town planning and project development processes.**
- + **PROJECT PROCESS:**
 - + Assess existing policies, plans, ordinances, and operational and capital investments
 - + Propose 1-2 recommendations that will increase resilience of future development and infrastructure and lay groundwork for municipalities to continue to implement resilience actions.
 - + GPCOG to develop in depth resilience standard
- + **PROJECT OUTCOME:** Council and boards will consider adopting one resilience standard into municipal operations to increase resiliency of future development



Progress to date

- + GPCOG identified key policies, plans, or processes for each town and reviewed for existing climate resilience alignment and language
 - + Examples: Comprehensive Plans, Town Ordinances, Stormwater and/or Wastewater Management Plans
- + Identified opportunities for climate resilience standards to be developed

+ **For internal decision:**

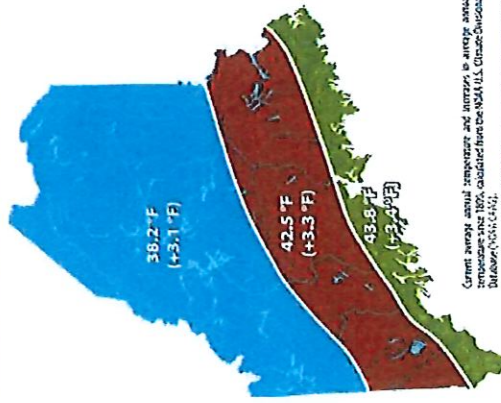
- + Review recommendations from GPCOG
- + Identify one priority policy, plan, or process that the town wants to incorporate climate resilient standards into

Climate Hazards Review

+Warmer more variable temperatures

- + Maine has warmed more than 3°F since 1895

Annual Temperatures by Climate Division



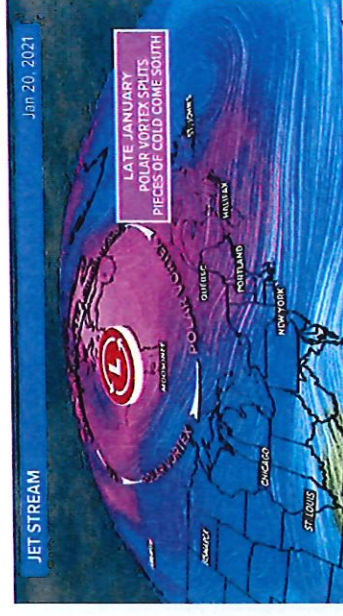
+Changing precipitation patterns

- + Since 1895 yearly precipitation has increased 15% in Maine



+Increased intensity of weather events

- + Increase in more powerful storms and more rainfall in shorter periods of time





Top Impacts Identified

- + Impacts from extreme weather events (storms and droughts)
- + Inadequate infrastructure to meet changing climate (culverts, roads, bridges, other critical infrastructure)
- + Increased stormwater runoff and degraded water quality
- + Impacts to vulnerable populations (lower-income, no access to vehicle)
- + Destruction of natural resources, impacts to tax base (lakes and freshwater resources)
- + Development pressures (loss of open space)



Key Areas for Incorporating Resilience

- + Planning documents
- + Capital budgets
- + Town infrastructure improvements
- + Zoning code updates
- + Public awareness and education

Goal: Select a priority plan, policy, or ordinance to update with climate resilience standards

*The following slides are groups of plans, policies, and ordinances with potential example actions for incorporating climate resilience (this is not an exhaustive list)

Which plan, policy, or ordinance do you want to focus on updating with climate resilience standards?

GPCOG will take your selection and work with Town to develop a resilience standard to be adopted by council/board



Recommendations

Planning and Design Documents: Comprehensive Plan, Open Space Plans, Master Plans, Downtown Plans

- + **Importance:** These documents provide a framework that guides decision-making for future municipal ordinances and policies. They inform budgetary decisions, guide implementation of actions, and set a broad vision for the town.
- + **Example Action:** Adopt sustainability or climate resilience as a primary goal or objective of the plan
 - + “By investing in low-carbon initiatives and lifestyles, Hallowell will be sustainable”
 - Hallowell Comprehensive Plan (2022)
- + **Example Action:** Set energy benchmarks or reduction goals to reduce energy consumption or shift toward renewable sources
 - + Commit to installing solar panels or EV charging stations



Recommendations

Capital Budgets/Capital Improvement Programs

- + **Importance:** Embedding climate vulnerability considerations into budgeting is a tool to reduce risk and save money. Sets the town up by preparing for problems before they become emergencies.
- + **Example Action:** Require a certain number of funded projects be directly related to sustainability and/or building climate resilience
- + **Example Action:** Create an investment screening tool that values increased resilience of vulnerable populations or reducing climate hazards risks



Recommendations

Water Plans and Ordinances:

Stormwater, floodplain, groundwater, watershed management plans and regulations

+ **Importance:** Climate change will have a big impact on water resources. Incorporating resilience standards can preserve water quality, decrease strain on water systems, and help maintain municipal tax base

+ **Example Action:** Adjust stormwater modeling to take higher precipitation rates into account

+ **Example Action:** Specify use of native vegetation for natural floodplain management areas



Recommendations

Town Ordinances:

Create resilience based Zoning and Land Use Codes

+ **Importance:** Zoning is an effective tool to shape development and manage growth. How a town grows based on their zoning code will impact their ability to respond to climate hazards. Adapting zoning by including an understanding of climate vulnerability will improve resilience.

+ **Example Action:** Update land use maps to identify land that is currently vulnerable, or projected to become more vulnerable, to climate-related hazards and update zoning accordingly

+ **Example Action:** Adopt the 500-year flood plain boundary as the “locally regulated flood plain”



Recommendations

Town Ordinances: Building and Energy Codes

- + **Importance:** Building and energy codes are key to reducing carbon emissions and ensure buildings withstand future climate-related hazards.
- + **Example Action:** Strengthen building codes in flood or shoreline zones by requiring additional adaptation approaches that go beyond base building codes
- + **Example Action:** Establish enhanced design and construction requirements for energy efficiency in buildings by adopting the stretch code



Recommendations

Public Outreach and Awareness

+ **Importance:** Increasing public knowledge and awareness of climate impacts is critical to for project success. Involving the community in decision-making is essential to learn who is most vulnerable, what their needs are, and how the town can prepare them for climate change impacts.

+ **Example Action:** Assess how vulnerable populations are impacted by each project

+ **Example Action:** Develop a standard municipal outreach plan for every project that highlights climate resilience benefits and communicates them to the public

Next Steps

+ Towns of Windham and Bridgton select one planning document, policy or ordinance to take forward (they can be different between towns)

- + GPCOG to research and provide draft resilience standard for the chosen area.
- + GPCOG drafting guidance on incorporating climate resilience into future municipal plans to provide each town with future project options
- + Present resilience protocols to governing board for approval

+ Kick off public outreach and engagement to inform the community about priority climate actions



Bridgton Plan, Policy, and Ordinance Review for Climate Resilience

Plans Identified	Existing Climate Resilience
Comprehensive Plan (2014)	Strategies from the plan including protecting natural areas, supporting affordable housing, and pedestrian access, align with climate adaptation and will help build resilience. However, there is no mention of the increasing hazards and impacts the town may be facing from climate change, how the policies may be impacted by climate change, and no goals explicitly related to climate resilience. We understand a new Comprehensive Plan is in development with a larger sustainability focus.
Wastewater Climate Action Plan (2021)	This plan takes a direct look at how flooding and inundation will impact their systems, with a focus on climate adaption. The plan mentions climate hazards, including increased precipitation and extreme storm events. This plan, and resulting implementation, is a good example for including climate resilience in planning documents.
Economic and Market Analysis (2019)	Although the focus of the plan is centered around economic development, the plan doesn't consider climate change impacts on economy and businesses. There is no mention of the vulnerability of businesses or markets due to climate change nor does it place an emphasis on environmental sustainability.
Economic Development and Downtown Revitalization Plan (2004)	The plan has some focus on walkability and bike ability which is important for climate adaptation, however there is no focus on sustainability or resilience. It does not incorporate climate change data or language into the plan. Given this is an older plan, there is also a lot of new technology and trends that would also need to be updated.
Land Use Ordinance	Land Use ordinances can be hard to assess at the broader level since they are very town specific and related to how the town envisions themselves growing in the future. This is a very new revision which aids in overall resilience. Further assessment will be completed if this is selected.
Civil Emergency Preparedness Ordinance	This is a good ordinance for preparation and disaster. It lays the groundwork for the personnel and volunteers needed. However, it is unclear as to whether this ordinance has followed through to create a full plan that could incorporate resilience.
Flood Plain Ordinance	The development and use of these plans by the towns to protect or preserve water quality creates climate resilience. All the plans meet current standards. However, the data and metrics used do not consider changes in precipitation, the effects of increased temperature on water quality, or higher risk or flooding and disasters. Relying solely on FEMA insurance maps for flooding might leave some neighborhoods or infrastructure vulnerable to future climate changes as they do not incorporate climate scenarios.
Willett Brook Aquifer Ordinance	
Town Sewer Ordinance	
Solid Waste and Flow Control Ordinance	

TOWN OF BRIDGTON

MEMO

TO: Robert A. Peabody, Jr.
CC: Georgiann M. Fleck; Phil Jones
FROM: Brenda Day, Code Enforcement Officer
RE: Tax Acquired property 112 Howard Trail Map 8 lot 36A-IOS
DATE: April 21, 2022

On April 21, 2022, I did a drive by inspection of the land only located on tax Map 0008/Lot 36A-IOS owned by Howard Tucker.

There doesn't appear to be any code violations from the road at this time.

My recommendation currently is to return the property back to Mr. Tucker.

Respectfully Submitted,

Brenda Day
Code Enforcement Officer

Dear Select board 4/4/2022 1 of 2

I m wrighting about foreclosed property
I am disabled and on a Limited social
Security income. Over the last 8 or so
years I have had a many different
Health issues, including Fast growing
cattaracts that made me blinded. I Have
Underlying Health issues that caused me
To stay in my House For a year only going
out to get grocery's. My disability is For
a Neck Injury which causes massive Headach
Neck and shoulder pain numbness in Hand and Face
I also Have a Ruptured disk Between my
Shoulder blades verry painful, also Residual
disks in my Lower back, causing me to go
From the bed to The ~~low~~ couch, This causes
Depression, and makes me Forgetfull and unable
To concentrat Have a social Life, and to Hows work
like i should. I also Had plantar Facitis, is painful
and Hard to walk

I Have Parshaly or streched Rotator cuffs
Bad Knees, I also had a Frozen shoulder verru
Pain full but the cortisone worked

~~I~~ I Have had many prosegers for my back
and neck including Pysical Therapy
~~Radial Electric~~ ~~nerve~~ Burning Nothing worked.

I Just went to the Bridgton Hospital a
couple of days ago, I was diegnosed with an
Ulser and Released, The the next day I was
Back in for an over Night stay.

I am asking for reasonable accomidation
under the americans with disabilit act
as well as the main disability act

Sincerely Howard J Tucker

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



10508177-2

RE: EDWARD A. TUCKER

DATE: 06/24/2022

52-0133
112

PAY TO THE
ORDER OF

TOWN OF BRIDGTON

One Thousand Six Hundred Seventy Six AND 95/100

\$1,676.95

DRAWER: TD BANK N.A.

[Signature]
AUTHORIZED SIGNATURE



⑈ 105081772⑈ ⑆ 011201335⑆ ⑆ 265009101⑈

TOWN OF BRIDGTON

MEMO

TO: Robert A. Peabody, Jr.
CC: Georgiann M. Fleck; Phil Jones
FROM: Brenda Day, Code Enforcement Officer
RE: Tax Acquired property 112 Howard Trail Map 8 lot 36D
DATE: April 21, 2022

On April 21, 2022, I called Mr. Tucker to schedule an inspection of 112 Howard Trail, Bridgton, ME 04009, Map 0008/Lot 36D owned by Howard Tucker.

- Mr. Tucker stated that I could inspect the outside of his house but would not be allowed to inspect the inside.
- He also stated that he could tell me anything I wanted to know about the inside and that it is all up to code.

My recommendation currently is not to return the property back to Mr. Tucker due to lack of inspection.

Respectfully Submitted,

Brenda Day
Code Enforcement Officer

Dear Select board 4/9/2022

I am writing about foreclosed property
I am disabled and on a limited social
security income. Over the last 8 or so
years I have had a many different
health issues, including fast growing
cataracts that made me blind. I have
underlying health issues that caused me
to stay in my house for a year only going
out to get groceries. My disability is for
a neck injury which causes massive headache
neck and shoulder pain numbness in hand and face
I also have a ruptured disk between my
shoulder blades very painful, also residual
disks in my lower back, causing me to go
from the bed to the couch, This causes
depression, and makes me forgetful and unable
to concentrate have a social life, and to how work
like I should. I also had plantar fasciitis, is painful
and hard to walk

2012
I Have Parshaly or streched Rotator cuffs
Bad Knees, I also had a Frozen shoulder verru
Pain full but the cortisone worked

I Have had many proseeders for my back
and neck Including Pysical Therapy
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I Just Went to the Bridgton Hospital a
Couple of days ago, I was diegnosed with an
Ulser and Released, The the next day I was
Back in for an over Night stay.

I am asking for reasonable accomidation
under the americans with disabilit act
as well as the main disability act

Sincerely Howard J Tucker

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

TD Bank

OFFICIAL CHECK

10508178-3

52-0133
112

RE: HOWARD TUCKER

DATE 04/04/2022

PAY TO THE ORDER OF

WILLIAM OF BRIDGTON

Nine Thousand One Hundred Fifty Five AND 91/100

\$9,155.91

DRAWER: TD BANK N.A.

[Signature]

AUTHORIZED SIGNATURE

STOP
LOOK

⑈ 105081783 ⑈ ⑆ 011201335 ⑆ 6265009101 ⑈

TOWN OF BRIDGTON

MEMO

TO: Board of Selectmen
FROM: Laurie L. Chadbourne, Town Clerk
RE: Business Licenses
DATE: May 4, 2022

May 10th Select Board Meeting

1. Tarry-A-While

17 Tarry-A-While Road.

Victualer's License

☒ CEO ☒ Fire ☒ Police ☒ Town Clerk

2. Beth's Kitchen Café

108 Main St.

Victualer's License

☒ CEO ☒ Fire ☒ Police ☒ Town Clerk

Complete applications are on file at the Town Clerk's Office and available for Select Board review.