

**Board of Selectmen's Meeting Minutes**  
**April 12, 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 Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix, Fire Chief Glen Garland; Public Services Director David Madsen; Executive Assistant Nikki Hodgkins; Deputy Community Development Director Victoria Hill

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. February 28, 2022

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the February 28, 2022 Board Meeting; second from Selectman McHatton. 5 approve/0 oppose

b. March 1, 2022

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the March 1, 2022 Board Meeting; second from Selectman McHatton. 5 approve/0 oppose

c. March 22, 2022

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the March 22, 2022 Board Meeting; second from Selectman McHatton. 4 approve/0 oppose/1 abstain (Tworog abstained because he was absent from the March 22, 2022 meeting)

4. Public Comments on Non-Agenda Items

Planning Board Chairman Deb Brusini requested a workshop session between the Planning Board and Select Board at 4PM on May 10, 2022 to review standards, the Board agreed.

5. Committee/Liaison Reports

a. Recycling Committee Application from Patti Howard

Patti Howard present. **Motion** was made by Vice-Chairman to appoint Patti Howard to the Recycling Committee; second from Selectman McHatton. Ms. Howard responded to several questions asked by the Board. 5 approve/0 oppose

Representing the Arts & Culture Subcommittee, Suzie Guthrow, reported they are moving forward with plans for an art walk on the second Saturday of each month from 10AM until 2PM focused primarily on Main Street. Several businesses are interested in being host sites. A full proposal will be on the agenda at the next meeting for Board review and consideration.

b. Resignation of Nelle Ely from the Community Development Advisory Committee

Chairman Lone read Nelle Ely's resignation into record: "Dear Board of Selectmen and Bridgton Residents, I am reluctantly submitting my official resignation from the Community Development Advisory Committee. The fond memories of serving this committee and my town for at least two decades are vivid. The town of Bridgton is my passion. Coming from military service, it is the place I call home. I am grateful for the

opportunities to serve my beloved town, to engage with the people of Bridgton, and to contribute to a better Bridgton. Respectfully, Nelle Ely, 53 Portland Road, Bridgton, ME 04009” **Motion** was made by Selectman Packard to accept the resignation, with regret; from Selectman Tworog. The Board thanked Ms. Ely for her contribution to the Town. 5 approve/0 oppose

6. Correspondence, Presentations and Other Pertinent Information

a. Storm Drain Project Proposal by The Lake Region Interact Club

Interact Advisor and Teacher Christina Gaumont introduced Student Isabell Apovian, Student Vella Woodbury, LEA Representative Alanna Doughty, Rotarian and Resident Jesse Walsh, and Rotarian Carol Rothenberg. Student Apovian reviewed the following Storm Drain Project Proposal:

**Project description**

The Interact Club of Lake Region High School is proposing to paint stencils next to the storm drains throughout town to inform community members that the storm drains in town drain to Stevens Brook. The Interact Club would like to begin by painting the storm drains in the following areas: Main Street (37), Depot Street (7), near the Community Center (4), and near the library (1). The stencil used will be approximately 18” by 18” and will be painted using a yellow or white paint that is recommended for roadways. All funding and materials for this project will be provided by The Lake Region Interact Club and the Lakes Environmental Association.



**Proposed Stencil**

**Project Objective**

The goal of this project is to inform members of the public that the storm drains throughout the community drain to Stevens Brook, which drains to the lake. We hope that if the public is aware of this it will reduce the amount of litter and waste that ends up in the storm drains, which will ultimately help to protect the environment, animals, and people in the community.

**Implementation schedule**

The Interact Club will distribute information to the public two weeks prior to the project. The actual painting will occur after the Bridgton Public Works Department has completed the street sweeping for the spring season, after Memorial Day Weekend.

**Sustainability**

The Interact Club plans to make this an annual or biennial project, repainting the stencils as they fade.

**Why is this important?**

We believe the storm drain project is important because it will help inform the public about the importance of not dumping toxic substances or littering into the roadways and drains. The water from the lake is used by the wildlife and people of the community for various purposes, and we believe that it is crucial that the water is kept clean.

**Motion** was made by Vice-Chairman Zaidman to approve the Lake Region Interact Club’s storm drain project proposal, said project to be overseen by the Public Services Director or his designee; second from Selectman McHatton. 5 approve/0 oppose

b. MSAD 61 Notice of Public Hearing on May 2, 2022 at Lake Region Vocational Center

The voters of the Town of Bridgton have been served notice of the School Board of MSAD No 61 that they shall conduct a Public Hearing on May 2, 2022, at the Lake Region Vocational Center to use bonds in an amount not to exceed \$744,950.

c. Warrant to Call MSAD 61 District Meeting on May 10, 2022 at Lake Region High School

The voters of the Town of Bridgton have been served notice by MSAD No 61 that they shall conduct a Public Hearing on May 10, 2022 at Lake Region High School.

d. Request from Emergency Management Director Todd Perreault for a Workshop with the Board of Selectmen on April 15<sup>th</sup> at 2PM to Review the EOP and Other Plans

The Board set a workshop meeting with the Emergency Management Director for April 15<sup>th</sup> at 3:00 P.M.

7. 5:30 P.M. Public Hearing

- a. To Accept Written and Oral Comments on a Special Amusement Permit Application from Bridgton Highlands Country Club (379 Highland Road)

Chairman Lone opened the Public Hearing at 5:26 P.M. to accept written and oral comments on a Special Amusement Permit Application from Bridgton Highlands Country Club. There were no public comments. Chairman Lone closed the Hearing at 5:27 P.M.

- b. To Accept Written and Oral Comments on a Special Amusement Permit Application from Stella's on the Square (6 North High Street)

Chairman Lone opened the Public Hearing at 5:27 to accept written and oral comments on a Special Amusement Permit Application from Stella's on the Square. There were no public comments. Chairman Lone closed the Hearing at 5:28 P.M.

8. Action Items Following Public Hearing

- a. Special Amusement Permit to Bridgton Highlands Country Club

**Motion** was made by Selectman Tworog for approval of a Special Amusement Permit to Bridgton Highlands Country Club; second from Selectman Packard. 5 approve/0 oppose

- b. Special Amusement Permit to Stella's on the Square

**Motion** was made by Vice-Chairman Zaidman for approval of a Special Amusement Permit to Stella's on the Square; second from Selectman Packard. 5 approve/0 oppo

9. New Business

- a. Awards and Other Administrative Recommendations

*There were no awards or other administrative recommendations.*

- b. Permits/Documents Requiring Board Approval

1. Business Licenses

- a. Medical Marijuana Caregiver Retail Store Permit to Maine Only Cannabis Shop  
Located at 316 Portland Road, Suite 4

**Motion** was made by Selectman Tworog for approval of a Medical Marijuana Caregiver Retail Store Permit to Maine Only Cannabis Shop; second from Selectman McHatton. 5 approve/0 oppose

- b. Medical Marijuana Multiple Registered Caregiver Facility to Green Topper Grower's Inc. Located at 27 Sandy Creek Road

**Motion** was made by Selectman Tworog for approval of a Medical Marijuana Multiple Registered Caregiver Facility to Green Topper Grower's Inc.; second from Selectman McHatton. 5 approve/0 oppose

- c. Victualer's License to Chao Thai Restaurant Located at 244 Main Street

**Motion** was made by Selectman Tworog for approval of a Victualer's License to Chao Thai Restaurant; second from Selectman Packard. 5 approve/0 oppose

- d. Victualer's License to Sammy's Scoops Located at 187 Main Street

Matty Mack reported that Sammy's Scoops is not going to open, however, she has purchased the establishment and will be seeking a Victualer's License at the next meeting.

- e. Victualer's License to Mack's Place, Inc. Located at 64 Portland Road

**Motion** was made by Selectman Packard for approval of a Victualer's License to Mack's Place; second from Selectman McHatton. 5 approve/0 oppose Ms. Mack explained that their intention is to create a food truck park and she is working with the Code Enforcement Officer on permitting.

2. Abatements & Supplementals as Recommended by the Assessor's Agent

Assessor's Agent Denis Berube was present and reviewed the list of recommended abatements and supplementals. **Motion** was made by Selectman McHatton to approve the abatements and supplementals as recommended by the Assessor's Agent; second from Vice-Chairman Zaidman. 5 approve/0 oppose

Assessor's Agent Berube reported that two properties are being reviewed for the exemption status and will report his findings back to the Board.

3. Affordable Housing Tax Increment Financing District Annual Report

**Motion** was made by Selectman Packard for approval of the Affordable Housing Tax Increment Financing District Annual Report; second from Selectman Tworog. 5 approve/0 oppose

4. Accept Payment and Approve Quitclaim Deed to Crabtree Mtn Realty Trust/Dexter Lee, Map 3, Lot 29

**Motion** was made by Selectman McHatton to accept payment and approve a Quitclaim Deed to Crabtree Mtn Realty Trust/Dexter Lee, Map 3, Lot 29; second from Vice-Chairman Zaidman. 5 approve/0 oppose

5. Certificate of Commitment of Sewer User Rates Commitment #262

**Motion** was made by Selectman McHatton to commit the January 1, 2022 to March 30, 2022 Sewer User Rate Commitment #262 comprising of three pages totaling \$3,765.29 to the Treasurer for collection; second from Selectman Packard. 5 approve/0 oppose

6. 2022-2024 Election Clerk Appointments

**Motion** was made by Selectman McHatton to approve the candidates for appointment as election clerks as recommended by the Major Parties and Town Clerk; second from Vice-Chairman Zaidman. 5 approve/0 oppose

7. MSAD 61 Documents Related to May 24, 2022 Election

a. Warrant and Notice of Election Calling Maine School Administrative District No. 61 Budget Validation Referendum

**Motion** was made by Selectman McHatton to sign the Town of Bridgton Maine School Administrative District No 61 Budget Validation Referendum Warrant and Notice of Election; second from Vice-Chairman Zaidman. 5 approve/0 oppose

b. Warrant and Notice of Election Calling Maine School Administrative District No. 61 Referendum

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

8. Documents Related to Annual Town Meeting

a. Memo from Community Development Director on Proposed Ordinance Amendments

Community Development Director Linda LaCroix submitted a memo regarding the proposed ordinance amendments.

b. Bridgton Planning Board Recommendation on Amendment to Shoreland Zoning

The Bridgton Planning Board submitted recommendations on the proposed amendments to the Shoreland Zoning Ordinance.

c. Certification of Proposed Ordinances and Orders

1. Shall an ordinance entitled, "Town of Bridgton Senior Tax Assistance Ordinance," be enacted?

**Motion** was made by Selectman McHatton to certify and place referendum ballot question "Shall an ordinance entitled "Town of Bridgton Senior Tax Assistance Ordinance" before the voters for their consideration on June 14, 2022; second from Vice-Chairman Zaidman. 5 approve/0 oppose **Motion** was made by Chairman Lone to recommend passage; second from Vice-Chairman Zaidman. 5 approve/0 oppose

2. Shall an ordinance entitled, "Amendments to the Town of Bridgton Dog Control Ordinance," be enacted?
3. Shall an ordinance entitled, "Repeal of the Town of Bridgton Curfew Ordinance," be enacted?
4. Shall an ordinance entitled, "Amendments to the Town of Bridgton Consumer Fireworks Ordinance," be enacted?

Representing the Ordinance Review Committee, Deb Brusini suggested waiting until November to seek voter consideration as legal made changes that the committee has not had time to review. The Board passed over 2, 3 and 4.

5. Shall an ordinance entitled, "Town of Bridgton Municipal Solid Waste Pay-Per-Bag Ordinance," be enacted?

**Motion** was made by Selectman McHatton to certify and place referendum ballot question "Shall an ordinance entitled, "Town of Bridgton Municipal Solid Waste Pay-Per-Bag Ordinance," before the voters for their consideration on June 14, 2022; second from Selectman Tworog. 4 approve/1 oppose (Vice-Chairman Zaidman was opposed) **Motion** was made by Selectman McHatton to recommend passage; motion fails for lack of a second.

6. Shall an ordinance entitled "Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities," be enacted?

*This item was addressed after 7.*

7. Shall an ordinance entitled, "Amendments to Bridgton Land Use Code and Official Shoreland Maps to Correct Errors and Add a Limited Commercial (LC) Shoreland Zoning District," be enacted?

**Motion** was made by Chairman Lone to certify and place referendum ballot question "Shall an ordinance entitled, "Amendments to Bridgton Land Use Code and Official Shoreland Maps to Correct Errors and Add a Limited Commercial (LC) Shoreland Zoning District," before the voters for their consideration on June 14, 2022; second from Selectman McHatton. 5 approve/0 oppose **Motion** was made by Chairman Lone to recommend passage; second from Vice-Chairman Zaidman. 5 approve/0 oppose

6. Shall an ordinance entitled "Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities," be enacted?

**Motion** was made by Chairman Lone to certify and place referendum ballot question "Shall an ordinance entitled "Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities," before the voters for their consideration on June 14, 2022; second from Vice-Chairman Zaidman. 5 approve/0 oppose **Motion** was made by Selectman McHatton to recommend passage; second from Chairman Lone. 5 approve/0 oppose

8. "Do you favor voting on all business to be transacted at future annual town meetings by secret ballot election rather than traditional in-person town meeting? (Note: This is a non-binding advisory question.)"

**Motion** was made by Selectman Tworog to place referendum ballot question "Do you favor voting on all business to be transacted at future annual town meetings by secret ballot election rather than traditional in-person town meeting? (Note: This is a non-binding advisory question.)," before the voters for their consideration on June 14, 2022; second from Vice-Chairman Zaidman. 5 approve/0 oppose **Motion** was made by Vice-Chairman Zaidman to recommend passage; second from Chairman Lone; motion was withdrawn.

d. YES or NO Board Recommendation on Referendum Questions on Ballot 1-8

*These votes were taken under item c.*

e. Approval of Annual Town Meeting Warrant (secret ballot)

**Motion** was made by Selectman Tworog to hold town meeting in the traditional format; second from Selectman Packard. 4 approve/1 oppose (Chairman Lone was opposed)

f. Open-Ended or Capped Warrant Articles for Budget Items

**Motion** was made by Vice-Chairman Zaidman to present capped warrant articles for budget items to the voters; second from Selectman Packard. 4 approve/1 oppose (Selectman McHatton was opposed)

Discussion ensued involving the detail of budget articles. **Motion** was made by Selectman Tworog to add discussion of the format for the budget articles, with four examples to be provided by Selectman Tworog and traditional language to be submitted by the Town Manager, for Board review and consideration; second from Vice-Chairman Zaidman. 3 approve/1 oppose/1 abstention (Chairman Lone was opposed and Selectman Packard abstained)

c. Selectmen's Concerns

- **Selectman Packard** asked when the grader will be used to which Public Services Director Madsen responded that it is being used on the roads that are accessible.
- **Vice-Chairman Zaidman** requested that the potholes be filled on Chase Street and Iredale Street.
- Selectman McHatton had no concerns.
- **Chairman Lone** had no concerns.
- Selectman Tworog commended the Fire Chief on his monthly reporting noting that the graph is extremely useful.
- **Selectman Tworog** received a citizen inquiry asking if non-emergency town vehicles are being garaged out of town to which Town Manager Peabody responded that Public Services Director David Madsen and Wastewater Foreman Justin Adams both take their vehicles home. Selectman Tworog asked who pays for the gas to which Town Manager Peabody responded that the Town does.

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

Town Manager Peabody read the following report into the record:

"General

A reminder that nomination papers are due by 4:00pm this Friday, April 15. To date, 3 folks have taken out papers for Board of Selectmen, 4 for Planning Board, 1 for Planning Board Alternate, 1 for MSAD 61 Board, and 2 for Bridgton Water District Trustee.

Recreation Department

Spring Sports are getting ready to start practices and games start at the end of April! This Spring we have 227 spots filled with 176 participants.

Before and After School Enrichment Program has 87 registered participants.

The Town Hall has various Adult Programs including Zumba, Tai Chi, Pickleball, Karate and Ping Pong!

Adult Trip May 7<sup>th</sup>: Red Sox vs White Sox. \$85 includes round trip bus ticket and game ticket. Join us for a great trip.

Save The Dates:

July 3rd At Dusk – Independence Day Fireworks

August 3rd – Zerbini Family Circus Returns

Police Department

We would like to welcome our student intern Taylor Dasotli. She has been working under the direction of PSAA Grace Gendron in updating documents, assisting the public at the front desk, and has recently written an MMA safety grant for office upgrades.

I will be giving a lecture on best practice for keeping safe from fraud and ID theft on Thursday the 28<sup>th</sup> at 10:00 am in the BOS room. This will coincide with the Bridgton Library “Shredathon” an event to help safely get rid of sensitive documents. The lecture will be broadcast on LR TV.

On Saturday the 30<sup>th</sup>, Officer Chaine will be at the Bridgton Community Center for National Drug Take Back Day from 10-2. Also present will be the LR Recovery Center bringing awareness to those who have been lost due to drug overdose. The public is encouraged to bring any unused or expired medications to be dropped and safely disposed of. As a reminder, hypodermic needles are not accepted at this event.

In honor of National Telecommunicator (Dispatch) Appreciation week, the BPD has presented the Cumberland County Dispatch Center with a plaque stating the “Dispatcher’s Prayer.”

Fire Department

The Bridgton Fire Department would like to remind our citizens and visitors that the burning of any yard debris, leaves, brush etc must be done with a permit. These permits are available at NO charge online at either [www.burningpermit.com](http://www.burningpermit.com) or [www.maine.gov/openburning](http://www.maine.gov/openburning). The permits are also available in person from the Public Safety Administrative Assistant M-F 8-4 at 8 Iredale St. The permits are good until midnight on the date of issue and must be renewed each day burns are conducted. The only items allowed to be burned are leaves, brush, yard debris, and clean untreated lumber. Examples of items not allowed are: tires, plastics, combustible liquids, rubbish, Styrofoam, metal, chemicals, sheetrock, asphalt materials including shingles, wire, furniture, pressure treated lumber. Fires must be attended at all times and fully extinguished when completed. Small (<~36”) confined fires for recreational use (cooking or warming) do not require a permit. Please be very careful with any outside fire.

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.”

10. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

11. Treasurer's Warrants

**Motion** was made by Vice-Chairman Zaidman for approval of Treasurer's Warrants numbered 93, 99, 100, 101, 102, 103 and 104; second Selectman Tworog. 4 approve/0 oppose (Selectman McHatton was absent during this vote)

12. Public Comments on Non-Agenda Items

Deb Brusini asked if there was a status update on the holding tanks at Lakewood Condos to which Town Manager Peabody responded that he has no updated information.

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

April 14, 2022 at 4:00 P.M. – Comprehensive Plan Workshop, April 15, 2022 at 3:00 P.M. – Workshop with Emergency Management, April 26, 2022, May 10, 2022 at 4:00 P.M. – Solar Farm Workshop, May 24, 2022, June 14, 2022

14. Adjourn

**Motion** was made by Vice-Chairman Zaidman to adjourn the meeting at 7:11 P.M.; second from Selectman Packard. 4 approve/0 oppose (Selectman McHatton was absent during this vote)

Respectfully submitted,



Laurie L. Chadbourne

Town Clerk