

## Board of Selectmen's Meeting Minutes

May 24, 2022; 4:00 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; Deputy Town Clerk Jamie L. Ferguson; Executive Assistant Nikki Hodgkins; Community Development Director Linda LaCroix, Deputy Community Development Director Victoria Hill; Police Chief Phil Jones; Code Enforcement Officer Brenda Day; Deputy Finance Director Jenna Domer; Public Works Foreman Jason Thompson

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. Executive Session per MRS Title 1 Section 405.6.E. for Consultation with Legal

**Motion** was made by Vice-Chairman to move to executive session; second from Selectman Packard.

5 approve/0 oppose

4. Action Items Following Executive Session

There were no action items following executive session.

5. Approval of Minutes

a. May 10, 2022

**Motion** was made by Selectman McHatton to approve the May 10, 2022, minutes; second from Vice-Chairman Zaidman. 5 approve/0 oppose

6. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

7. Committee Liaison Reports

There were no Committee Liaison reports.

8. Correspondence, Presentations and Other Pertinent Information

a. Bridgton Harvest Moon Festival

Pam Ward presented a map of the proposed area to be used. She had previously met with Sargent Muise, who approved the traffic flow. She went over the presented map in detail. Chairman Lone asked if Ms. Ward had spoken to Downeast Energy and The Magic Lantern and she reported that both approved the plan for half of their parking area to be reduced. Ms. Ward said all the businesses located in that area are aware of the plan and are ok with it, however they are still waiting to hear from Reny's regarding where the road closure will begin. **Motion** was made by Selectman McHatton to approve the application for the Bridgton Harvest Moon Festival if all town requirements are met, and the insurance does not to exceed \$2,500; second from Vice Chairman Zaidman. The Board discussed the budget. 5 approve/ 0 oppose

9. Public Hearing to hear public comment on the following questions that will be presented to the voters via referendum ballot June 14<sup>th</sup>, 2022:

**Question 1.** Shall an ordinance entitled "Town of Bridgton Senior Tax Assistance Ordinance," be enacted? (Note: Copies of the text of this ordinance are available from the Town Clerk.) Board of Selectmen recommend a YES vote.

**Question 2.** Shall an ordinance entitled “Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities,” be enacted? *(Note: Copies of the text of this ordinance are available from the Town Clerk.)* Board of Selectmen recommend a YES vote.

Deb Brusini, Planning Board Chair, made a comment that the Planning Board put this forward and is in support of it. Ms. Brusini clarified the reason for the Ordinance is to ensure that solar farms with undesirable characteristics do not come under Planning Board review prior to completion of solar farm specific standards.

**Question 3.** Shall an ordinance entitled, “Amendments to Bridgton Land Use Code and Official Shoreland Zoning Maps to Correct Errors and Add a Limited Commercial (LC) Shoreland Zoning District,” be enacted? *(Note: A “Yes” vote will enact the ordinance entitled, “Amendments to Bridgton Land Use Code and Official Shoreland Zoning Maps to Correct Errors and Add a Limited Commercial (LC) Shoreland Zoning District,” and will change the zoning of some properties or portions of certain properties from the Limited Residential (LR) shoreland zoning district to the Limited Commercial (LC) shoreland zoning district. Copies of the text of the ordinance, including the current and proposed Official Shoreland Zoning Maps, are available from the Town Clerk.)* Board of Selectmen Recommend a YES vote. Deb Brusini clarified that this ordinance is to help return lots on the inner and outer quarter to commercially zoned. This is business friendly and Bridgton friendly.

A member of the public asked for clarification on the shoreland zoning aspect of the ordinance. Ms. Brusini clarified that it is pertaining to the wetlands in the area.

**Question 4.** 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.)*

A member of the public noted that we have always had an in-person town meeting since 1794 and impressed the importance of the one time of year that the public can come together and engage in discussion. He also expressed that if the town meeting should be voted down, it should be done in person and not through a ballot. Chairman Lone clarified that this is just an advisory question and will not determine anything. Town Manager Robert Peabody also spoke to the attendance level of the Town Meeting and public involvement. Bridgton resident Joe Gallinari made it known he is not in favor.

## 10. New Business

### a. Awards and Other Administrative Recommendations

#### 1. Maine Municipal Association’s Legislative Policy Committee Nomination Form

This item will be added to a future agenda.

#### 2. Ratification of Bridgton Patrol Association Collective Bargaining Agreement.

Town Manager Robert Peabody stated they did meet in executive session and that it was a robust negotiating session. He thanked the union and their representatives for their part in a productive meeting. Mr. Peabody stated the agreement has been ratified by the Union and he brings it before the Board now for ratification. **Motion** was made by Selectman McHatton to ratify the agreement; second from Selectman Packard. 5 approve/0 oppose

#### 3. Appointment of Brenda Day as Local Health Officer

Selectman McHatton asked Ms. Day if she will have the time to take on this roll in addition to her present role as CEO. Town Manager Peabody informed the Board of the certification and training she has already received for the role of Local Health Officer. **Motion** was made by Selectman McHatton to appoint Brenda Day as the Local Health Officer; second from Selectman Tworog. The Board brought up concerns about Ms. Day’s ability to balance the large workloads of both roles and potential conflicts of interest between the two roles. These concerns were addressed by Ms. Day, as well as Deputy Town Manager Georgiann Fleck. 4 approve/1 opposed (Selectman Tworog was opposed)

#### 4. Draft 2024 Comprehensive Plan, Presentation of Task Force Mission and Charge, and Task Force Applicants

Community Development Director LaCroix listed off the applicants and clarified the purpose of the Task Force and the difference between the Task Force and the Advisory Committee. Ms. LaCroix addressed several questions from the Board regarding how the task force will operate. Task Force applicant Molly Barker spoke to the Board about how the task

force will help reach underserved members of our community. **Motion** was made by Chairman Lone to approve the 2024 Comprehensive Plan Update Task Force Charge, Mission, and Authority Document; second from Vice-Chairman Zaidman. 5 approve / 0 oppose **Motion** was made by Chairman Lone to appoint the Task Force members as presented; second from Selectman Tworog. Vice-Chairman Zaidman asked why the applications differ to which Ms. LaCroix explained that some were completed on the document itself and some were completed online. 5 approve / 0 oppose

#### 5. 2022 -2023 Salmon Point Budget

Town Manager Peabody recognized Deputy Finance Director Jenna Domer's job well done and welcomed Scott Cushing back for another year. Mr. Peabody outlined the budget and stated that the revenue does indeed cover the expenses. **Motion** was made by Vice-Chairman Zaidman to approve the 2022 – 2023 Salmon Point Budget; second from Chairman Lone. 5 approve / 0 oppose

#### b. Permits/Documents Requiring Board Approval

##### 1. Victualer's Licenses

- a. Nora Belle's (2 Cottage Street, Unit 1)
- b. Bento Nouveau, Inc. (109 Portland Road)
- c. Maine Lobster Express (7 Main Street)
- d. Lakeside Nutrition (148 Main Street)
- e. Mainly Melts (64 Portland Road)/Food Truck
- f. Elevation Sushi and Tacos, LLC (103 Main Street)

Some discussion ensued over a clerical error on the back up material. **Motion** was made by Selectman McHatton to approve Victualer's Licenses to Nora Belle's, Bento Nouveau, Inc., Maine Lobster Express, Lakeside Nutrition, Mainly Melts, and Elevation Sushi and Tacos, LLC. Second from Vice-Chairman Zaidman. 4 approve / 1 oppose (Selectman Tworog opposed)

##### 2. Confirmation of Warden's Appointment for June 14<sup>th</sup>, 2022

**Motion** was made by Selectman McHatton to approve Town Clerks appointment of Marita Wiser as Warden for the Town of Bridgton June 14<sup>th</sup>, 2022 State of Maine Primary Election. Second from Vice-Chairman Zaidman. 5 approve / 0 oppose

##### 3. Certificate of Commitment of Sewer User Rates Commitment #263

**Motion** was made by Vice-Chairman Zaidman to approve the Commitment of Sewer User Rates Commitment #263; second from Selectman Packard. 5 approve / 0 oppose

#### c. Selectman's Concerns

- **Selectman Tworog** complimented the fire department on their response to a structure fire on Elm Street.
- **Selectman Tworog** asked if there was a plan to fix damage to private property caused by the wastewater project. Town Manager Peabody stated the workers are only supposed to work to the edge of the towns right of way, otherwise there would need to be a construction ease.
- **Chairman Lone** brought up concerns about line painting. Town Manager Peabody stated he is hoping to have lines and crosswalks painted before July 4<sup>th</sup>.
- **Chairman Lone** gave kudos to all of those involved in the mural projects.
- **Chairman Lone** noted two holes in the entrance to the depot street parking lot.
- **Chairman Lone** thanked the public works department for their work in the cemeteries, as well as the American Legion for putting up flags, and noted a memorial observance at the Veterans Memorial at 11am Sunday, May 29<sup>th</sup> by the American Legion Post 67.
- **Vice-Chairman Zaidman** had no concerns.
- **Selectman Packard** had no concerns.
- **Selectman McHatton** had no concerns.

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

##### TOWN OF BRIDGTON DEPUTY TOWN MANAGER'S REPORT May 24, 2022

###### General

Lake Region Television hosted a Candidates Night for those running for positions on the Board of Selectmen and Planning Board on Monday, May 23, 2022. They plan on running replays for those that missed this annual program. For information contact Lake Region Television at 207-647-8044 or [info@lakeregiontv.org](mailto:info@lakeregiontv.org) The Community Development Director, Deputy Community Development Director and I will be attending the Greater Portland Council of Governments 2022 Summit this coming Thursday, May 26th to receive an award on behalf of Bridgton for the significant investment made in the streetscapes and wastewater expansion projects. A great deal of thanks goes to those who envisioned and brought forward these projects and to the voters who approved, as Bridgton has become the talk of the region for how beautiful we look and for the expansion of essential wastewater services that will be provided to our citizens and businesses.

###### Bridgton Recreation

We are ramping up for the summer with swim lessons beginning on June 27th and summer camp beginning on June 20th (sign up now!) Two outdoor pickle ball courts are available for use behind the Town Hall. We are hosting the Cal Ripken 12U District Tournament on June 20 - June 23 to be held at Junior Harmon Field. For more comprehensive information contact Recreation Director, Gary Colello, at 647-1126 or refer to our website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org)

###### Town Clerk's Department

NEW! QR codes have been created to scan for the warrant and secret ballot. They have been placed around the Town Office...so give it a try and SCAN AWAY! The Annual Town Meeting (Election of Officers and Secret Ballot Questions only and State Primary) will be held on Tuesday, June 14, 2022 at the Town Hall, 26 North High Street beginning at 8:00a.m. to 8:00p.m. Unlike the past two years the Annual Town Meeting (business meeting) will be held on Wednesday, June 15, 2022 at 7:00p.m. at Town Hall, 26 North High Street and will be in-person. There is a non-binding question on the referendum ballot to determine preference of future Annual Town Meetings "Do you favor voting on all business to be transacted at future annual town meetings by secret ballot election rather than traditional in-person meetings" Absentee Ballots are currently available, please see the Town Clerks Office. 30 day Tax Lien notices will be mailed in June, for status of your taxes please contact the Town Clerks Office. The MSAD 61 Election was held today at the Town Hall, 26 North High Street. I am pleased to say that I was officially elected Moderator for this election, my first time to experience this very important role, thank you Laurie for giving me the opportunity. It is not too late to vote, they are open until 8:00p.m. Please contact Town Clerk, Laurie Chadbourne at 207-647-8786 or [Ichadbourne@bridgtonmaine.org](mailto:Ichadbourne@bridgtonmaine.org) with any questions.

###### Bridgton Fire Department

On Sunday night there was a fire at an Elm Street residence, the fire was initially in the walls on the second floor and it was tough to find as crews had to wait until the roof was vented to reduce the heat. It was a good save overall! We appreciate all the members that arrived on scene from our department and from other departments for not only this incident but for all the incidents throughout the year.

###### Bridgton Public Works Department

Repair work has begun on the Highland Lake Dam

###### Bridgton Police Department

Public Engagement included: Officer Chaine gave an informational talk to a local business about active shooter safety. Chief Jones presented to the Bridgton Lions Club topics of public safety and Police Department various efforts. PSAA Gendron is actively planning this summer's National Night Out event scheduled for August 2nd. We would like to thank all that came out to join our officers for Law Enforcement Officers Appreciation Day this past Friday and a special thank you to Peter Dumont, Head Custodian, for all the prep work and set-up. Training: Officer Johnson attended the NAMI Crisis Intervention Training. PSAA Gendron received certification as a records management specialist. Chief Jones attended the annual Maine Chiefs conference and training. Officer Wilson is nearing the end of field training and looking forward to summer police academy. New Officer: We would like to welcome Officer Lisa Mageira as she has recently started the field training program. Recognition: The State of Maine American Legion has selected our very own Officer Brandan George to receive the 2022 Law Enforcement Officer of the Year award. Their letter to Officer George began with this quote: "Dear Officer George, Congratulations on your selection to receive the 2022 Law Enforcement Officer of the Year. All Legionnaires in Maine congratulate you on your steadfast dedication to the safety and security of the people in your community and this state." The award will be presented to him at the Legion's Annual Convention in June. Congratulations Brandan!

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

Respectfully submitted,

Georgiann M. Fleck

Deputy Town Manager

11. Old Business (*Board of Selectmen Discussion Only*)

a. Wastewater Status Update

Town Manager Peabody stated he has nothing new to report.

12. Treasurer's Warrants

There were no Treasurer's Warrants provided to the Board for approval.

13. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

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

June 14, 2022

June 28, 2022

15. Adjourn

**Motion** was made by Chairman Lone to adjourn the meeting at 7:05 P.M; second from Selectman Packard.

5 approve / 0 oppose

Respectfully submitted,

Jamie L. Ferguson  
Deputy Town Clerk