

Select Board Meeting Minutes September 13, 2022; 5:00 P.M.

Board Members Present: Carmen E. Lone, Chair; Robert J. McHatton, Sr., Vice-Chair; Paul A. Tworog ; Kenneth J. Murphy / **Board Member Absent:** G. Frederick Packard

Administration Present: Town Manager Robert A. Peabody, Jr, Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Police Chief Phillip Jones; Executive Assistant Nikki Hodgkins; Fire Chief Glen Garland; Recreation Director Gary Colello, Finance Officer Holly Heyman; Emergency Management Director Todd Perreault

1. Call to Order

Chair Lone called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the “Pledge of Allegiance.”

Chair Lone noted a correction to agenda item #8, it should read action items following public hearing.

3. Approval of Minutes

a. August 23, 2022

Motion was made by Vice-Chair McHatton for approval of the minutes from the August 23, 2022 Select Board Meeting; second from Selectman Murphy. 4 approve/0 oppose

4. Public Comments on Non-Agenda Items

Representing the Ping Pong Group, Bill Preis submitted a donation to the Annual Haunted Halloween Walk by the Recreation Department. He thanked Recreation Director Gary Colello for his support of the program. **Motion** was made by Selectman Tworog to accept the \$300 donation to the Recreation Department; second from Selectman Murphy. 4 approve/0 oppose

5. Committee/Liaison Reports

a. Community Development Advisory Committee Application from Margaret Lynn

Margaret Lynn introduced herself and is looking forward to getting involved in Town. **Motion** by Vice-Chair McHatton to appoint Margaret Lynn to the Community Development Advisory Committee; second from Selectman Tworog. 4 approve/0 oppose

b. Investment Committee Application from David Welbourn

Members of the Investment Committee had reported to the Town Manager that Mr. Welbourn would be a welcome member. **Motion** was made by Vice-Chair McHatton to appoint David Welbourn to the Investment Committee; second from Selectman Tworog. 4 approve/0 oppose

6. Correspondence, Presentations and Other Pertinent Information

a. Bridgton Economic Development Corporation / Memorial School

Peter Lowell and Mark Lopez were present. Mr. Lowell reported that the Corporation is seeking membership to revitalize the group and anyone interested should email him at lakesmoose@gmail.com. Mr. Lowell said that a lot of work has been put into a concept plan for the Memorial School and would like the group to continue to collaborate with community partners to identify uses of the property. Chair Lone noted that the transfer to the Town is not expected to occur until the fall of 2023 and added that uses will be reviewed through the Comprehensive Plan and Open Space Plan. Mr. Lowell requested that the Board put together an ad hoc group to work in conjunction with the Economic Development Corporation. **Motion** was made by Vice-Chair McHatton to create a task force to review the future development of the Memorial School; second from Selectman Tworog. 3 approve/1 oppose (Chair Lone was opposed)

7. 5:30 Public Hearing

To hear public comment on an extension to the “Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities” for an additional 90 days.

Chair Lone opened the public hearing at 5:30 P.M. to hear comment on an extension to the Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities. There were no public comments. Chair Lone closed the hearing at 5:31 P.M.

8. Action Items Following ~~Executive Session~~ Public Hearing

Extension to the “Town of Bridgton Ordinance Establishing a Moratorium on Commercial Solar Energy Facilities” for an additional 90 days.

Motion was made by Chair Lone to extend the Moratorium on Commercial Solar Energy Facilities for an additional 90 days; second from Selectman Tworog. Selectman Tworog noted that the purpose of the extension is to ensure that there are no applications between the time the moratorium expires and the vote in November.

Motion was made by Chair Lone to amend the motion to extend the Moratorium on Commercial Solar Energy Facilities for an additional 60 days; second from Selectman Tworog. Vote on the amendment: 3 approve/1 oppose (Vice-Chair McHatton was opposed) Vote on the amended motion: 3 approve/1 oppose (Vice-Chair McHatton was opposed)

9. New Business

a. Awards and Other Administrative Recommendations

1. Approval of Senior Tax Relief Applications

Motion was made by Chair Lone to approve the qualified applicants and assistance amounts as presented by the Town Manager; second from Selectman Tworog. 4 approve/0 oppose

2. County Budget Transition

Cumberland County is transitioning from a calendar year to a fiscal year and doing so requires funding an 18-month budget. Town Manager Peabody recommended spreading the impact of the 6-month budget over a 5-year period. **Motion** was made by Vice-Chair McHatton to approve the recommendation of the Town Manager (the County’s 6-month budget for Bridgton be apportioned over 5 years); second from Selectman Murphy. 4 approve/0 oppose

b. Permits/Documents Requiring Board Approval

1. Victualer’s License to Campfire Grille (518 Portland Road)

Motion was made by Vice-Chair McHatton to approve the Victualer’s License to Campfire Grille; second from Selectman Murphy. 4 approve/0 oppose

2. Accept Payment and Approve Quit Claim Deed to Nabil Sarraf for Tax Acquired Property Located on Map 19A, Lot 31

Motion was made by Vice-Chair McHatton to accept payment and approve a quit claim deed to Nabil Sarraf for tax acquired property located on Map 19A, Lot 31; second from Selectman Murphy. 4 approve/0 oppose

3. Emergency Management Plans

a. The Emergency Operations Plan

b. The Transportation Plan

c. The Pandemic Plan

d. The Shelter Manager’s Handbook

e. Commodity Points of Distribution Site Plans (3)

Motion was made by Vice-Chair McHatton to approve the Emergency Operations Plan, the Transportation Plan, the Pandemic Plan, the Shelter Manager’s Handbook, and the Commodity Points of Distribution Site Plans (3); second from Selectman Tworog. 4 approve/0 oppose

Other / Application to License Games of Chance

Diane Girard, representing the Lake Region ATV Club, was present to request approval of an application to license games of chance for an event to be held at Five Field Farms (720 South Bridgton Road) on September 25, 2022. **Motion** was made by Selectman Murphy to approve the application; second from Selectman Tworog. 4 approve/0 oppose

4. Stanton Foundation K9 Grant

Police Chief Jones requested approval to apply for a Stanton Foundation Grant to fund the creation of a K9 Unit. The grant would fund the full cost of the program for three years. **Motion** was made by Vice-Chair McHatton to approve applying for a Stanton Foundation Grant to fund the creation of a K9 Unit; second from Selectman Murphy. 4 approve/0 oppose

c. Selectmen’s Concerns

- **Selectman Murphy** had no concerns.
- **Selectman Tworog** suggested that the box for Conway Daily Sun located in front of Reny’s be removed if the papers are no longer be made available to which Town Manager Peabody will direct Public Services Director Madsen to follow up.
- **Selectman Tworog** noted that the Real Estate Tax Transfer Declarations are no longer on the website for public viewing to which Town Clerk Chadbourne will add the source link to the website.
- **Vice-Chair McHatton** had no concerns.
- **Chair Lone** noted that the Board has received letters of concern about speeding on Kansas Road, Highland Road and Portland Road to which Police Chief Jones responded that his Department is running regular traffic details in those areas and has been issuing speeding violations.

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

Town Manager Peabody read the following into the record:

Manager’s Report

General

Carrye Castleman-Ross has returned her nomination papers for the soon to be vacant Selectboard seat and will be running unopposed.

Bridgton Harvest Moon Fest will be taking place this Saturday September 17 from 2pm-10pm on Depot Street. There will be kids’ activities, handcrafts, food, music, and a beer garden in the evening.

Finance Department

RHR Smith will be present the week of September 27th to begin work on the FY 22 Audit.

Recreation Department

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

The Bridgton and Sebago Rec Departments are sponsoring an Adult Trip to the Fryeburg Fair on October 4th. If you are a Bridgton or Sebago resident, there is no cost for the trip. Participants are required to meet at the Bridgton Town Hall at 9:00am and will leave the Fair at 2:30pm. Registration is required. Please contact Recreation Director, Gary Colello, at 207-647-1126 or rec@bridgtonmaine.org.

Fire Department

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.

Deputy Town Manager Fleck has received positive comments regarding employees at the Transfer Station and thanked them for a job well done.

Vice-Chair McHatton thanked the Recreation Department for their annual bus trip to Fryeburg Fair for senior citizens.

10. Old Business

a. Wastewater Status Update

Town Manager Peabody read the following update into the record:

Sewer collection system work being done by Sargent started on April 19, 2021 and will be substantially complete by April 17, 2023 (operational) and complete by June 1, 2023.

This could slip a month or so, but I would think by the end of June 2023 at the latest.

All the sewers will be in place including service laterals this year except North High Street from Pleasant to Creamery. The collection system is approximately 85% complete.

Wastewater Treatment Facility (located in back of Bella Pointe) and Pump Stations work (recently awarded) being done by Apex started on March 1, 2022 and will be substantially complete by September 2, 2023 (can start receiving flow) and complete by October 17, 2023.

The Treatment Facility work is approximately 30% complete. The wastewater plant concrete work is mostly done (Aeromod treatment tank and control building foundation walls) with only pouring the influent channel and the control rooms floors remaining. The disposal beds have been installed but not fine graded, the piping to the beds from the treatment facility has been installed but Oakson has not yet installed the tubing.

The pump station work is slated to start work in November of this year. The pump station work includes upgrades at existing Meadow, Depot, Park pump stations and conversion at the Ballfield disposal area and new pump stations at the school (in back of Walgreens), Hannaford and along Route 302 at Mack's place and Mark Lopez' site just before Sandy Creek Road. We don't have an end date for the pump stations, but we are trying to have it be consistent with the treatment facility.

For all the storm drainage and paving work being done by the Town in the inner corridor, all that work will be completed this year except the final paving course on Church, Creamery, Iredale, Kennard, Bacon, Bennett, Wayside and Chase and potentially and hopefully Elm as we want to wait until after the sidewalk install next spring.

11. Treasurer's Warrants

Motion was made by Chair Lone to approve Treasurer's Warrants numbered 1015, 1016, 1017, 1018, 1019, 1020, 1022, 1023, and 1024; second from Vice-Chair McHatton. 4 approve/0 oppose

12. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

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

September 27, 2022 and October 11, 2022

14. Adjourn

Motion was made by Vice-Chair McHatton to adjourn the meeting at 6:45 P.M.; second from Selectman Tworog. 4 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk