

SELECT BOARD MEETING AGENDA

DATE: Tuesday, February 28, 2023

TIME: 5:00 P.M.

PLACE: Select Board 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. Approval of Minutes: February 14, 2023
4. Public Comments on Non-Agenda Items (*Each speaker **may** be limited to 3 minutes.*)
5. Committee/Liaison Reports
6. Correspondence, Presentations and Other Pertinent Information
 - a. Presentation of the FY2022 Audited Financial Statements by Managing Partner Ron Smith of RHR Smith & Company
 - b. Review of Town Owned Property
 - c. Discussion of Removing Willis Park from the Designated Safe Zone
 - d. Community Development Advisory Committee Recommendations on the Community Development Block Grant 2023-2024 Program Funds
7. 5:30 P.M. Public Hearings
 - a. Request from Noble House Inn located at 81 Highland Road for Extension of their Liquor License Privileges and Amendments to their Special Amusement Permit
8. Action Items Following Public Hearing
 - a. Request from Noble House Inn located at 81 Highland Road for Extension of their Liquor License Privileges and Amendments to their Special Amusement Permit
9. New Business
 - a. Awards and Other Administrative Recommendations
 - b. Permits/Documents Requiring Board Approval
 1. Lakes Region ATV Club: Land Use Agreement
 2. Victualer's License (new) to Mountain Range Golf located at 146 Harrison Road
 3. Certificate of Commitment of Sewer User Rates Commitment #272
 4. New Road Name: Community Way
 5. New Road Name: Triggiani Trail Way
 - c. Selectmen's Concerns
 - d. Town Manager's Report/Deputy Town Manager's Report

10. Old Business (Board of Selectmen Discussion Only)
 - a. Wastewater Status Update
11. Treasurer's Warrants
12. Public Comments on Non-Agenda Items (*Each speaker **may** be limited to 3 minutes.*)
13. Dates for the Next Board of Selectmen's Meetings
 - March 6, 2023 (Budget Workshop)
 - March 7, 2023 (Budget Workshop)
 - March 14, 2023 (Regular Meeting)
 - March 28, 2023 (Regular Meeting)
14. Adjourn

**Town Manager's Notes
Board of Selectmen's Meeting
February 28, 2023**

3. Approval of Minutes:

- a. February 14, 2023

Suggested Motion: Move to approve the February 14, 2023, Selectboard Minutes.

5. Committee/Liaison Reports

6. Correspondence, Presentations and Other Pertinent Information

- a. Ron Smith, RHR Smith & Company, will be presenting the FY 2022 Audit.
- b. In your binder, please find a list of Town owned and tax acquired properties.
- c. In your binder, please find the background materials for the Willis Park Designated Safe Zone discussion.
- d. The Community Development Committee (CDC) has met and voted their recommendations for funding from the Community Development Block Grant (CDBG) 2023-24 Program. As you will note in the included memo, the Board needs to receive the recommendations, review, and hold a Public Hearing and render a decision before submitting to the County. Please see the service organizations and bricks and mortar projects in your binder.

Suggested motion: Move to accept the Community Development Committee recommendations and set a Public Hearing for March 14, 2023.

7. Public Hearing (5:30PM)

(Note: 1) Open Public Hearing- a) Anyone to speak in favor; b) in opposition; c) offer comments neither for nor against; 2) close Public Hearing)

- a. To accept written and oral comments on a request from Noble House Inn for an Extension of their Liquor License Privileges and Amendments to their Special Amusement Permit.

8. Action Items Following Public Hearing

- a. ***Suggested Motion:*** Move to approve a request from Noble House Inn for an Extension of their Liquor License Privileges and Amendments to their Special Amusement Permit.

9. New Business

- a. Awards and Other Administrative Recommendations
- b. Permits/Documents Requiring Board Approval
 1. The Lakes Region ATV Club is requesting renewal of their yearly trail use agreement through Town property at Sandy Creek. They are asking that you consider the term to be "until further notice". Please refer to the information provided in your binder.

Suggested Motion: Move to approve the Land Use Agreement with Lakes Region ATV Club over Town owned property identified as Map 5 Lot 64 for a term not to exceed _____ year(s).

2. New Victualer's License to Mountain Range Golf.

Suggested motion: Move to approve a new Victualer's License to Mountain Range Golf.

3. Pursuant to 30-A M.R.S. § 3406 (copy of statute in your packet), please refer to Certificate of Commitment of Sewer User Rates: #272 in your packet.

Suggested motion: Move to commit the November 1, 2022, to January 31, 2023, Sewer User Rate Commitment #272 comprising 3 pages totaling \$8,573.23 to the Treasurer for collection.

4. The Cottages at Willette Brook Association, Inc. are requesting naming their private road Community Way. The Cumberland County E911 and our Addressing Officer approve. Please see the paperwork in your binder.

Suggested motion: Move to approve Community Way for the private road sited on Map 9 Lot 27F.

5. Joseph Triggiani is requesting naming his private road Triggiani Trail Way. The Cumberland County E911 and our Addressing Officer approve. Please see the paperwork in your binder.

Suggested motion: Move to approve Triggiani Trail Way for the private road sited on Map 56 Lot 22Z.

10. Old Business

- a. Wastewater Update

Select Board Meeting Minutes

February 14, 2023; 5:00 P.M.

Board Members Present: Carmen E. Lone, Chair; Robert J. McHatton, Sr., Vice-Chair; Paul A. Tworog; Kenneth J. Murphy; Carrye Castleman-Ross

Administration Present: Town Manager Robert A. Peabody, Jr, Deputy Town Manager Georgiann Fleck; Deputy Town Clerk Sean Day; Executive Assistant Nikki Hodgkins; Code Enforcement Officer Brenda Day; Police Lieutenant TJ Reese; Police Officer Ryan McCloud ; Community Development Director Victoria Hill; Recreation Director Gary Colello; Public Services Director David Madsen

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."

3. Approval of Minutes: January 24, 2023

Motion was made by Select Board Member Murphy for approval of the minutes from the January 24, 2023 Select Board Meeting; second from Chair Lone. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Bruce Hancock requested that the Board consider pruning the beautiful old apple tree in Shorey Park.

Dustin Pinkham requested that the Board begin the process of removing Willis Park from the designated safe zone. **Motion** was made by Vice-Chair McHatton to add discussion of removing Willis Park from the designated safe zone at a future meeting; second from Select Board Member Murphy. 5 approve/0 oppose

5. Committee/Liaison Reports

a. Appointment of Members to the Bridgton Memorial School Ad Hoc Committee

Motion was made by Chair Lone to appoint Christopher Walton to the Bridgton Memorial Ad Hoc Committee; second from Select Board Member Tworog. 5 approve/0 oppose

Motion was made by Select Board Member Tworog to appoint Anne Overman to the Bridgton Memorial School Ad Hoc Committee; second from Select Board Member Castleman-Ross. 5 approve/0 oppose

Motion was made by Vice-Chair McHatton to appoint Bruce Hancock to the Bridgton Memorial School Ad Hoc Committee; second from Select Board Member Castleman-Ross. 5 approve/0 oppose

6. Correspondence, Presentations and Other Pertinent Information

a. Community Development Block Grant 2023-2024 Program Year Timeline

The Board received the Community Development Block Grant 2023-2024 Program Year Timeline for their review. Community Development Director Hill noted that the Board will receive the CDAC Recommendations at their next meeting.

b. Comprehensive Plan Update

Community Development Director Hill provided the Board with budget projections, approved carry forward requests from FY 22 to FY 23, page 5 of the Comprehensive Planning Manual from the State Planning Office and research on other municipalities. She reported that due to changes in the Community Development Department staff, the approved carry-forward from FY 22, and \$27,635 in reimbursement for CDBG administration, the department will finish FY 23 with an unspent balance of \$83,099.30 in payroll. After research

and discussion with Town of Bridgton staff, committee members, and other municipal leaders, she strongly feels that using \$75-80k of these funds to hire a consultant for our Comprehensive Plan is the best path forward. This consultant will collaborate with the Community Development Department to oversee the timeline, drafting, and state compliance for the plan. The Community Development Office, in partnership with the Comprehensive Plan Update Task Force and Vision Bridgton will ensure the plan is well-informed by our citizens and the research prepared by the task force. Discussion ensued. Chair Lone tabled discussion of this agenda item to open the public hearing at 5:30 P.M.

7. 5:30 P.M. Public Hearings

- a. Special Amusement Permit Application from Campfire Grille located at 518 Portland Road

Chair Lone opened the public hearing at 5:30 P.M. to accept written and oral comments on an application from Campfire Grille for a Special Amusement Permit. There were no comments. Chair Lone closed the public hearing at 5:31 P.M.

8. Action Items Following Public Hearing

- a. Special Amusement Permit Application from Campfire Grille located at 518 Portland Road

Motion was made by Vice-Chair McHatton to approve a Special Amusement Permit to Campfire Grille; second from Select Board Member Murphy. 5 approve/0 oppose

Chair Lone re-opened agenda item 6b.

6. Correspondence, Presentations and Other Pertinent Information

- b. Comprehensive Plan Update

Discussion of the update ensued. **Motion** was made by Vice-Chair McHatton to hire a consultant, in the amount up to \$80,000 for the Comprehensive Plan update; second from Select Board Member Murphy. 4 approve/1 oppose (Select Board Member Tworog does not support the expenditure.)

9. New Business

- a. Awards and Other Administrative Recommendations

- 1. Accept Payment and Approve Quit Claim Deed for Tax Acquired Property Located at 112 Howard Trail

Vice-Chair McHatton understands the concerns and the amount of time the prior owner has had to bring the property up to code. He noted that the policy to bring property up to code before allowing a prior owner to redeem was adopted by a prior board and should be overridden in this case and should be changed going forward. He added that the Town should not be taking a person's land and home from them because it is not up to code. After lengthy thought and consideration, he suggested that the Board accept payment and approve a quit claim deed and then cite him for any applicable junkyard violations.

Motion was made by Select Board Member Tworog to accept payment and approve a Municipal Quitclaim Deed to Howard J. Tucker for property described as Map 8, Lot 36D Town of Bridgton Tax Maps; second from Select Board Member Murphy. Tim Blanchard, owner of 256 Howard Trail was present to represent the road association and voiced concerns regarding the negative condition of the property since November. 1 approve/4 oppose (Chair Lone and Select Board Members Tworog, Castleman-Ross and Murphy were opposed.)

- a. Authorize and direct the Town's Attorney to pursue any and all appropriate legal actions to remove unauthorized occupants, including Howard J. Tucker, and their personal property from Town owned property located at 112 Howard Trail (Tax Map 8, Lot 36D) within the Town

Motion was made by Select Board Member Tworog to authorize and direct the Town's Attorney to pursue any and all appropriate legal actions to remove unauthorized occupants, including Howard J. Tucker, and their

personal property from Town owned property located at 112 Howard Trail (Tax Map 8, Lot 36D) within the Town; second from Select Board Member Murphy. 4 approve/1 oppose (Vice-Chair McHatton was opposed.)

b. Permits/Documents Requiring Board Approval

1. 2023 Fee Schedule

Vice-Chair McHatton, Chair Lone and Select Board Member Tworog do not support the proposed increase in the transfer station sticker fee from \$10 for two years to \$20 per year. Select Board Member Murphy suggested that the fee schedule be modified to \$20 for a two-year sticker. Discussion ensued. **Motion** was made by Vice-Chair McHatton to approve the 2023-24 Fee Schedule effective March 1, 2023 as amended (transfer station sticker at \$10 per year); second from Select Board Member Murphy. 5 approve/0 oppose

2. Victualer's License Renewal to Venezia Ristorante located at 251 North High Street

Motion was made by Select Board Member Tworog to approve a Victualer's License to Venezia Ristorante; second from Select Board Member Murphy. 5 approve/0 oppose

3. Warrant and Notice of Election Calling Maine School Administrative District No. 61
Referendum on Tuesday, March 7, 2023

Motion was made by Vice-Chair McHatton to sign the Town of Bridgton Maine School Administrative District No. 61 Referendum Warrant and Notice of Election; second from Select Board Member Murphy. 5 approve/0 oppose

c. Selectmen's Concerns

- **Vice-Chair McHatton** requested that the Board review the list of town owned property for review and potential sale.
- **Select Board Member Tworog** requested an update of the solar energy discussion to which Community Development Director Hill will conduct some research and report back to the Board.
- **Select Board Member Tworog** requested an update of the broadband access to which Community Development Director Hill reported that she met with Consolidated Communications last month and they are doing a build out in Bridgton from Route 302 to Knights Hill but not the entire Town. She is working with Harrison and surrounding communities to explore options and will keep the Board informed.
- **Select Board Member Tworog** requested financial reports from July 1, 2021 to June 30, 2022 and July 1, 2022 to date.
- **Select Board Member Castleman-Ross** had no concerns.
- **Select Board Member Murphy** voiced concerns regarding the increase in electric bills to the Town and requested 2020, 2021 and 2022 electric bills be provided for comparison purposes.
- **Chair Lone** had concerns about the potholes on Willet Road to which Public Services Director responded that they will be repaired by the end of the week
- **Chair Lone** reported that the divot on the bridge on Main Street is getting worse to which Public Services Director Madsen is aware of and will contact the Department of Transportation.

Deputy Town Manager Fleck reported that she met with Central Maine Power and they are reviewing options to illuminate the Highland Lake Beach area and Willet Road.

Road Posting

Public Services Director Madsen requested that the Board vote to approve the annual road postings. **Motion** was made by Select Board Member Tworog to approve the Notice of Road Posting in accordance with MRS Title 29-A, Section 2395; second from Vice-Chair McHatton. 5 approve/0 oppose

d. Town Manager's Report/Deputy Town Manager's Report
Town Manager Peabody read the following report into the record:

General Information

An important reminder that with winter weather upon us, it is important to keep your driveways and private roads cleared and sanded so that, if the need arises, emergency personnel can safely access your property.

Regarding weather events, please be aware that we post information on the Town's Facebook page and the Town's website. Additionally, all the local television channels are notified when the Town Office closes.

Town Clerk/Tax Collector's Office

Bridgton was awarded Keeping Cumberland County Warm Grant funding through Cumberland County to provide additional heating assistance for persons or families that otherwise would be ineligible to receive General Assistance due to income guidelines. The goal of the program is to target families with incomes exceeding both general assistance and LIHEAP income caps for Cumberland County. Please visit the website: keepingcumberlandcountywarm-Town of Bridgton, Maine at bridgtonmaine.org. To date, six applications have been submitted for the Keeping Cumberland County Warm Grant Funds. Please review the guidelines and submit application prior to April 15, 2023.

Reminder that the 3rd quarter tax payment is due on or before February 15th.

Absentee ballots are available at the Town Clerk's Office for the March 7th MSAD 61 Referendum Election.

Finance Department

A reminder to the Board that the quarterly warrant signer is Ken Murphy through March 31st. Paul Tworog is responsible from April 1st to Town Meeting.

Code Enforcement

Congratulations to Lorelee who passed both her Legal and Subsurface Wastewater Classes. She has one more test, Internal Plumbing, to pass to attain her Licensed Plumbing Inspector certification.

Recreation

The Ice Rink is open all week and weekend including during February Break. Please note that there are skates available free of charge.

The Department is hosting 4 Square Championships in May and Ping Pong Senior Games in August.

There will be a 30 vendor Craft and Vendor Fair during Winter Carnival. It will be from 8am-3pm on Saturday. Also, sign-up is open for the July 3rd Craft and Vendor Fair.

Registration is open for all Spring Sports and Programs.

Lastly, tickets are available for the Adult Trip to see the Mets vs the Red Sox on July 23rd. Tickets are \$100 per person."

Deputy Town Manager Fleck read the following into the record:

"WINTER CARNIVAL – Saturday, February 18, 2023: The Greater Bridgton Chamber of Commerce is hosting the annual Winter Carnival on Saturday, February 18, 2023 with events like, a kids ice fishing derby, chili and chowder contest, family movie, ice bar, rail jam and fireworks. Harvest Hills Animal Shelter will be putting on their Freezing for a Reason event. Winter Carnival buttons are available at the Chamber and multiple businesses throughout town for a cost of \$5/ea. For additional information please contact the Chamber at 207-647-3472.

Bridgton Recreation: On Saturday, February 18, 2023 (Winter Carnival Day) Bridgton Recreation is hosting a craft and vendor fair beginning at 8:00a.m. to 3:00p.m. at the Bridgton Town Hall gym, 26 North High Street, Bridgton. Cost is \$25.00 per space with a donation of an item for the Rec Department raffle. Vendors must provide their own table and electricity is available. Show your winter carnival button at the door and get 10 free tickets for the vendor raffle. The public ice skating rink will be open all day."

Please refer to our website www.bridgtonmaine.org for more information and to subscribe to alerts."

Chair Lone brought agenda item 11 forward.

11. Treasurer's Warrants

Motion was made by Select Board Member Murphy for approval of Treasurer's Warrants numbered 1075, 1076, 1077, 1078, and 1079; second from Select Board Member Tworog. 5 approve/0 oppose

10. Old Business

a. Wastewater Status Update

Town Manger Peabody provided a brief wastewater status update.

12. Public Comments on Non-Agenda Items

Community Development Director Hill reported that there will be public bid openings on Friday for the sidewalks.

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

February 28, 2023 (Regular Meeting), March 6, 2023 (Budget Workshop), March 7, 2023 (Budget Workshop), and March 14, 2023 (Regular Meeting)

14. Adjourn

Chair Lone adjourned the meeting at 7:00 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk

**Consolidated Tax Acquired Property Policy
Bid Procedures for the Disposition of Tax Acquired Properties**

I. Purpose: To clarify the uniform policies and procedures related to Tax Acquired properties originally adopted on March 31, 1992.

II. Relevant Statutes: 36 MRSA §§ 942 and 943- unpaid real estate taxes may be enforced by means of a tax lien mortgage (foreclosure).

III. Policy: It shall be the policy of the Town of Bridgton to follow the prevailing statutes and Supreme Judicial Court decisions (Maine) regarding unpaid real estate taxes, notifications, collections, liens and foreclosures.

IV. Prevailing Statutes and Decisions:

Title 36 M.R.S.A. §§ 942 and 943

Court Decisions:

Jones v. Flowers 2006

Irving McNaughton et Al. v. Richard Kelsey, et Al. August 8, 1997

Jeffrey Stoops et al. v. Richard Nelson et al. March 5, 2013

Campbell Cary v. Town of Harrington December 9, 1987

Town of Pownal v. George Anderson et al. April 29, 1999

Policy for the Disposition of Tax Acquired Properties and the Bid Procedures

I. Purpose: The purpose of this policy is to establish procedures for the management, administration and disposition of real property acquired by reason of non-payment of taxes to the Town of Bridgton in accordance with Title 36 MRSA Sections 942 and 943, as amended. Nothing in this policy shall be interpreted to give additional substantive or procedural rights o owners of properties forfeited for non-payment of taxes.

II. Management of Tax-Acquired Property: Once a property has been foreclosed due to unpaid taxes to the Town, the municipal treasurer or Tax collector shall notify the last known owner of record that his or her right to redeem the property has expired. The notification shall advise the last known owner of record that the real estate property will be disposed of in accordance with this policy, a copy of which shall be included with the notification.

2.2 The Tax Collector shall annually notify the Select Board of those properties that have not been redeemed and provide the Board with a listing of the properties.

2.3 The responsibility for the management of tax-acquired property rests with the Select Board. Pending the Board's decision regarding the final disposition of property, the Board and the Town Manager may:

- a. determine in light of potential liability inherent in owning the property whether the Town's best interest would be served by immediately disposing of the property or disposing of the property at such times as the Board of Selectmen and Town Manager deem advisable without regard to any other provisions of this policy, and/or
- b. determine and obtain, if necessary, insurance in the amount required to protect the Town's interest in the property and to protect the Town from liability. The Town may also determine with its Town's Attorney that there will be no collection of rents which may protect the Town from incurring landlord imposed maintenance and repairs and further liability exposure, and or
- c. determine if and when any occupants of tax-acquired property shall be required to vacate the property, and/or
- d. chose to meet with the delinquent taxpayer to determine a possible payment plan.
(note- This is not a preferred option nor is it recommended by MMA)

III. Review of Tax-Acquired Properties:

3.1 Any interested Department may make recommendations to the Town Manager regarding the disposition of property for the Select Board to consider. The Town Manager shall prepare a summary of all of the tax-acquired properties and provide the Select Board with a recommendation for each property that may include:

- a. to sell the property with or without any conditions, or
- b. to retain the property for a specific purpose, or
- c. to retain the property on an interim basis if it is a single family residence occupied by the taxpayer and if the sale of the property would result in the taxpayer requesting general

assistance. In such a case, the Select Board must determine if a payment plan shall be developed for which the taxpayer makes full payment of all taxes, interest and fees due allowing for the property to be quit claim deeded to the original property owner. A payment plan approach is not encouraged as a matter of practice and by the Maine Municipal Association.

3.2 The Town Manager shall forward the recommendations to the Select Board which shall make the final determination regarding the final disposition of tax-acquired property. The Select Board shall also determine the conditions, if any, for sales of tax-acquired property.

IV. Disposition of Tax-Acquired Property:

4.1 Those properties that the Select Board has determined to be sold, they shall decide the appropriate method of sale. This can be through a licensed third party or by the Town. If the Town is to sell this property it can be by a written sealed bid process or by a live auction which the Select Board must determine. The Board may also authorize a negotiated sale of the property. Which ever the method, the Town is required to properly publish the method and inform the public as to the steps that will be required, conditions and terms of the sale and any other relevant points. The Town must also notify the prior owner(s) at their last known address or residence of record or by other means easily available to the Town..

4.2 Bidding Process: In accordance with Town Bidding policy, the Town shall accept sealed bids unless a live auction is being conducted. The Town does not offer any warranties or guarantees regarding the property being sold and will only issue a Quit Claim Deed.

a. When sealed bidding is conducted bids must be sealed and clearly marked "Tax Acquired Property Bid". Bids must be submitted to the Bridgton Town Office, Three Chase Street Suite #1, Bridgton, Maine 04009 on or before the due date. Each bid must identify by map and lot number the parcel being bid on. Each bid must conform with the bid payment instructions issued for the bid including that full payment of the bid price must be received within ten (10) days of the bid acceptance unless otherwise agreed to by the Town. Any collection of bid bonds or minimum payments shall be held by the Town and will be returned to unsuccessful bidders following the completion of the transaction with the successful bidder.

b. Should the successful bidder default and forfeit their bid bond or payment, the property will then be offered to the next highest bidder at the bid price. If there is no second highest bidder, or the second highest bidder is not able to meet the high bid, the Town may solely at its discretion re-advertise the property for sale or negotiate a satisfactory price with any potential buyer, as the Board of Selectmen deems necessary.

c. The Board of Selectmen will consider all bids received at a public meeting duly noticed. The Board also reserves the right to return the property to its owners when there are extenuating circumstances (7/13/93)

d. The Town reserves the right to reject any and all bids and may accept the highest bid for the advertised property. Failure by the highest bidder to complete their purchase

transaction in ten (10) business days will permit the Town Manager to award the bid to the next highest bidder for the advertised property. A bid may be rejected if the intended buyer has a history of being or is currently delinquent on any of their properties' taxes or is under a violation through the Code Enforcement Office for having a property that is classified as being neglected, in disrepair and in violation of any building or health codes.

e. The bidding process shall comply with the Town of Bridgton's standard policy on purchasing and procurement as to notification, advertisement, minimum information and value required and other bid requirements. The Town Manager on behalf of the Board of Selectmen will consider all bids received and reserves the right to reject any or all bids received.

f. The Select Board may deviate from the regular bidding process if, in its judgment, the retaining or transfer of the property to another entity serves the public interest. Any such deviation must be thoroughly reviewed at a public meeting before such action takes place.

g. If the bidding or sale of any tax-acquired property fails to have a successful purchaser, the Select Board may authorize the Town Manager to negotiate with the next highest bidder. If this process fails to achieve a purchase and sales agreement, the Board may decide to re-advertise the unsold properties at a later date or combine them with other parcels and tax-acquired properties.

This policy and the bid procedures may be amended from time to time as the Board of Selectmen deem necessary.

TOWN OWNED PROPERTY

Map/Lot	Acres	Location	Total Value
001-032	105.18	0 TOWN FARM RD.	175,584
003-015	19.16	0 GRIST MILL RD.	39,736
005-001	0.72	681 SOUTH HIGH ST.	352,544
005-001-DAM	0	681 SOUTH HIGH ST.	50,000
005-027-Z	1	305 SOUTH BRIDGTON RD.	136,000
005-064	2.77	18 SOUTH BRIDGTON RD.	22,924
005-064-DAM	0	18 SOUTH BRIDGTON RD.	50,000
005-081	21	118 SANDY CREEK RD.	278,584
006-016	25.34	0 WILLIS PARK RD.	43,249
006-018	30.83	0 WILLIS PARK RD.	44,943
009-045-A	16.37	0 SOUTH HIGH ST.	35,914
009-051-A	24	0 SOUTH HIGH ST.	9,241
009-051-D	7.31	0 WILLETT RD.	2,815
009-054-A	0.03		12,000
009-055	15.94	31 WILLETT RD.	660,692
009-065	21.6	0 PORTLAND RD.	40,360
009-072-F	0.04		24,000
009-079	8.2	99 PORTLAND RD.	29,440
010-015-E	0.03		12,000
010-020-A	26.42	0 SALMON POINT RD.	47,223
013-029	1.1	0 ALPENBORG LN.	357,700
014-076	20.4	0 WAYSIDE AVE.	39,340
018-042-5ON	0	551 UPPER RIDGE RD.	718
022-006	0.48	34 NORTH HIGH ST.	52,206
022-015	1.17	26 NORTH HIGH ST.	402,050
022-036	0.46	31 NORTH HIGH ST.	24,828
022-058	2	20 HIGHLAND RD.	394,513
022-058-DAM	0	20 HIGHLAND RD.	50,000
022-059	0.69	24 HIGHLAND RD.	351,188
022-082	0.5	24 HIGHLAND RD.	28,436
022-083	0.16	0 HIGHLAND RD.	12,400
022-085	0.65	23 HIGHLAND RD.	53,880
022-087	0.52	0 MAIN ST.	25,692
023-011	0.51	34 MAIN ST.	34,128
023-024-A	0.02	0 NULTY ST.	40
023-025	0.26	0 PARK ST.	520
023-026	0.23	0 PARK ST.	460
023-093	2	3 CHASE ST.	2,030,000
023-111	1.3	7 GIBBS AVE.	292,000
023-113	0.11	0 GIBBS AVE.	10,520
023-136-A	0.01		29,000
024-012-A	0.02		12,000

024-093	12.99	0	MAIN ST.	25,038
025-074-075	1.83	507	MAIN ST.	26,181
026-048-B	23.72	0	SOUTH HIGH ST.	9,133
026-049-A	6.1	0	SOUTH HIGH ST.	2,349
027-005	3.58	15	DEPOT ST.	431,322
027-006-A	6.25	0	WILLETT RD.	52,100
027-006-B	0.07			8,840
027-044	3.9	0	SOUTH HIGH ST.	1,502
027-045	0.5	0	DEPOT ST.	17,000
027-047	14	0	SOUTH HIGH ST.	5,391
028-007	2.3	0	MAPLE ST.	22,360
028-036	1.72	0	KANSAS RD.	21,440
029-008	1.58	0	KANSAS RD.	21,160
029-011	10	0	POWER HOUSE RD.	37,383
031-001	0.3	0	SALMON POINT RD.	482,360
031-006	13.75	102	SALMON POINT RD.	1,240,156
039-021	0.47	0	NORTH BRIDGTON RD.	16,664
054-010	20.9	0	NORTH HIGH ST.	41,215
054-010-012	1	923	NORTH HIGH ST.	110,476
060-001	9.32	0	CEDAR DR.	30,784
060-022	0.91	0	CEDAR DR.	94,650
060-024	2.75	0	NORTH HIGH ST.	122,083
Grand Total	496.47			9,088,455

Does not include Hall complex

TO: Robert A. Peabody, Jr., Town Manager/Tax Collector
FROM: Laurie L. Chadbourne, Town Clerk/Deputy Tax Collector
RE: Tax Acquired Property Update
DATE: February 15, 2023

TOWN OF
BRIDGTON
MEMORANDUM

Laurie

<p>2012 tax lien foreclosure on January 24, 2015</p> <p>Curtis, Walter F. H. & Laurel E. RE3322/ Map 24 Lot 98 Location: Main Street Land Value: 6,816 Total Valuation: 6,816</p>	<p>2010 tax lien foreclosure on January 21, 2013</p> <p>Lipin, Kathe RE5182/ Map 49A, Lot 3&4 Location: Sleigh Bell Lane Land Value: 239,543 Total Valuation: 239,543</p>	<p>2017 tax lien foreclosure on January 30, 2020</p> <p>Kane, Roland – Heirs of Devises RE2851/ Map 21, Lot 39 Location: North Bridgton Road Land Value: 41,576 Total Valuation: 41,576</p>
<p>2017 tax lien foreclosure on January 30, 2020</p> <p>Tucker, Howard RE1046/ Map 8 Lot 36D Location: 112 Howard Trail Land Value: 45,309 Building Value: 80,786 Total Valuation: 126,095</p>		

Bridgton Town Owned Properties by Category								
St #	Street Name	Map/Lot	Type	Acres	Valuation			Description
					Land	Building	Total	
Government use – Solely								
305	S BRIDGTON RD	0005-0027Z-OTL	lot	1	44,000	50,000	94,000	Fire Station
118	SANDY CREEK RD.	0005-0081-OTL	gov	21	123,500	165,285	288,785	Transfer station
31	WILLETT RD.	0009-0055-OTL	gov	15.94	152,505	469,410	621,915	Town garage
3	CHASE ST.	0023-0093-OTL	gov	2	170,000	1,505,000	1,675,000	Town Offices
923	N HIGH ST.	0054-0010-0012-TL	gov	1	86,000	36,504	122,504	Fire Station
	Total			41	576,005	2,226,199	2,802,204	
Government use - Flexible/partial								
99	PORTLAND RD.	0009-0079-OTL	gov	8.2	40,440	0	40,440	Town garage
	WAYSIDE AVE.	0014-0076-0000TL	lot	20.4	52,930	0	52,930	2 ac Sewer Fields 18 wooded
34	N HIGH ST.	0022-0006-TL	gov	0.48	39,486	38,899	78,385	Lot behind town hall
26	N HIGH ST.	0022-0015-TL	gov	1.17	95,700	250,000	345,700	Town hall
7	GIBBS AVE.	0023-0111-TL	gov	1.3	59,000	200,000	259,000	Fire Station & Stevens Brook Frontage
15	DEPOT ST.	0027-0005-TL	gov	3.58	107,160	282,450	389,610	Community Ctr
	WILLETT RD.	0027-0006A-TL	gov	6.25	38,100	25,000	63,100	Snow dump
	Total			41	432,816	796,349	1,229,165	
Beaches								
681	S HIGH ST.	0005-0001-00TL	Beach	0.72	370,790	300	371,090	Woods Pond beach
24	HIGHLAND RD.	0022-0059-TL	Beach	0.69	370,580	0	370,580	Highland Lake beach/boat ramp
	SALMON PT RD.	0031-0001-OTL	Beach	0.3	462,600	0	462,600	Salmon Pt Beach
	Total			2	1,203,970	300	1,204,270	
Beach/Campground								
102	SALMON PT RD.	0031-0006-OTL	Beach / Camp ground	13.75	1,152,375	11,491	1,163,866	Salmon Pt Beach / Campground

Parks								
31	N HIGH ST.	0022-0036-TL	Park	0.46	31,035	0	31,035	Memorial Park
18	S BRIDGTON RD.	0005-0064-00TL	Park	2.77	33,924		33,924	Park on Willett Brook
20	HIGHLAND RD.	0022-0058-0TL	Park	2	413,000	0	413,000	At Highland Lake beach
	MAIN ST.	0022-0087-TL	Park	0.52	32,115	0	32,115	Shorey Park
507	MAIN ST.	0025-007475-TL	Park	1.83	32,150	4,759	36,909	Ball field
	DEPOT ST.	0027-0045-TL	park	0.5	23,800	0	23,800	Park on Stevens Brook
	N BRIDGTON RD.	0039-0021-0TL	Park	0.47	23,330	0	23,330	Corner lot
	Total			8.55	589,354	4,759	594,113	
Cemetery								
	POWER HOUSE RD.	0029-0011-TL	Cemetery	10	42,600	5,783	48,383	Cemetery
Island								
	ALPENBORG LN.	0013-0029-0TL	Island	1	379,250	0	379,250	Beaver pond Island
Parking								
24	HIGHLAND RD.	0022-0082-TL	Parking	0.5	33,800	2,534	36,334	Highland Lake beach parking
	HIGHLAND RD.	0022-0083-TL	Parking	0.16	17,360	0	17,360	Highland Lake beach parking
34	MAIN ST.	0023-0011-TL	Parking	0.51	24,660	0	24,660	Parking behind Chalmers
	PARK ST.	0023-0025-TL	Parking	0.26	1,300	0	1,300	Behind post office
	PARK ST.	0023-0026-TL	Parking	0.23	1,150	0	1,150	Parking
	Total			2	78,270	2,534	80,804	
Lots								
	TOWN FARM RD.	0001-0032-0TL	lot	105.2	282,312	0	282,312	Gravel, wooded, 400' frontage Foster Pond
	GRIST MILL RD.	0003-0015-0TL	lot	19.16	53,592	0	53,592	Marsh on Holt Pond
	WILLIS PARK RD.	0006-0016-0TL	lot	25.34	58,428	0	58,428	Wooded buildable lot(s) near Portland Rd
	WILLIS PARK RD.	0006-0018-0TL	lot	30.83	60,609	0	60,609	Wooded buildable lot(s) near Portland Rd
	S HIGH ST.	0009-0045A-0TL	lot	16.37	48,094	0	48,094	Wooded lot Behind hospital

	SALMON PT RD.	0010-0020A-OTL	lot	26.42	62,220	1,400	63,620	Salmon Pt rear lot
551	UPPER RIDGE RD.	0018-0042-0005ONT	lot	0	0	756	756	Lease for repeater tower
23	HIGHLAND RD.	0022-0085-TL	lot	1.4	74,000	0	74,000	Lot behind Saunders Mill
	NULTY ST.	0023-0024A-OTL	Lot	0.02	100	0	100	Behind post office
	GIBBS AVE.	0023-0113-TL	lot	0.11	14,728	0	14,728	Across from fire station
	MAIN ST.	0024-0093-TL	lot	12.99	33,538	0	33,538	Behind laundry on Stevens Brook
	MOORE ST.	0025-0058-TL	lot	0.1	14,140	0	14,140	Small corner lot
	MAPLE ST.	0028-0007-TL	lot	2.3	33,360	0	33,360	Behind laundry on Stevens Brook
	KANSAS RD.	0028-0036-TL	lot	1.72	31,600	0	31,600	Wood lot on Stevens Brook
	KANSAS RD.	0029-0008-TL	lot	1.58	30,900	0	30,900	Wood lot on Stevens Brook
	HARRISON RD.	0039-0056-OTL	lot	0.12	1,200	0	1,200	Small corner lot
	N HIGH ST.	0054-0010-OTL	lot	22	57,000	0	57,000	large lot around fire station
	CEDAR DR.	0060-0001-OTL	lot	9.33	41,796	0	41,796	Limited Moose Pond, Pleasant Mtn views
	CEDAR DR.	0060-0022-OTL	lot	0.91	99,436	0	99,436	lot
	N HIGH ST.	0060-0024-OTL	lot	2.75	122,328	0	122,328	Corner lot Cedar - N High
	Total			281	1,119,381	2,156	1,121,537	
Tax Acquired								
	MAIN ST.	Map 24 Lot 98	TA	.13	6,816	0	6,816	
	SLEIGH BELL LN.	Map 49A Lot 3&4	TA	.69	239,543	0	239,543	
	NORTH BRIDGTON RD.	Map 21 Lot 39	TA	23.03	41,576	0	41,576	
112	HOWARD TRAIL	Map 8 Lot 36D	TA	18.01	45,309	80,786	126,095	
	Total			41.86	333,244	80,786	414,030	
	Total of all Town land		442.16	5,907,265	3,130,357	9,037,622		

*NOT INCLUDED
 1) Pondicherry PARK
 2) HAM COMPLEX

Georgiann M Fleck

From: Robert "Bob" Peabody, Jr.
Sent: Thursday, January 5, 2023 12:19 PM
To: Carmen E. Lone; Carrye Castleman-Ross; Kenneth "Ken" Murphy; Paul Tworog; Robert McHatton Sr
Cc: Brenda Day; Georgiann M Fleck; Nikki Hodgkins; David Madsen
Subject: Safe Zone Signnage Memo 080116
Attachments: Safe Zone Signnage Memo 080116.pdf

Folks-

I believe there was some discussion regarding the Park not being signed as a Safe Zone. Please see the attached memo from 2016 directing the PW Director to insure signs were on all designated public areas. What may have subsequently happened to the sign, I do not know. As an fyi, this ordinance is on the Town website.

Bob

Robert A. Peabody, Jr.
Bridgton Town Manager
3 Chase Street, Suite 1
Bridgton, Maine 04009
rpeabody@bridgtonmaine.org
207.647.8786 Office
207.256.7211 Cell

Georgiann M Fleck

From: Robert "Bob" Peabody, Jr.
Sent: Thursday, January 5, 2023 12:13 PM
To: Carmen E. Lone
Cc: Brenda Day; Georgiann M Fleck; Nikki Hodgkins; Carrye Castleman-Ross; Kenneth "Ken" Murphy; Paul Tworog; Robert McHatton Sr
Subject: RE: Higher Solutions
Attachments: Safe Zone-Willis Park.pdf

Carmen-

Researched your questions. Please see attached and answers below.

Bob

Robert A. Peabody, Jr.
Bridgton Town Manager
3 Chase Street, Suite 1
Bridgton, Maine 04009
rpeabody@bridgtonmaine.org
207.647.8786 Office
207.256.7211 Cell

From: Carmen E. Lone <selectmanlone@bridgtonmaine.org>
Sent: Thursday, January 5, 2023 6:38 AM
To: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Subject: Higher Solutions

After watching the Appeals Board regarding Higher Solutions, I have some questions about Willis Park.

1. Was this property deeded to the town as a gift? **[Robert "Bob" Peabody, Jr.]** It was bequeathed and accepted at the March 7, 1949 Town Meeting (see attachment)
2. Are there restrictions in the deed regarding the use of the property? **[Robert "Bob" Peabody, Jr.]** Yes, "for the enjoyment of the public" (see attachment)
3. It appears that any resolution that would allow Higher Solutions application lies in ordinance changes which is a legislative issue and would have to happen at town meeting by action of the BOS as we discussed at the agenda meeting. (MJ ordinance) **[Robert "Bob" Peabody, Jr.]** That is correct, the Ordinance was enacted in 2007 and revised in 2010 and 2015 (447 "Yes" and 245 "No") (see attachment)
4. It appears to me that the only options are:

A. to change the status of Willis Park **[Robert "Bob" Peabody, Jr.]** Not sure if legally permissible (attorney question)

B. to change the measurement from lot line to lot line to building to lot line **[Robert "Bob" Peabody, Jr.]** Ordinance states to "real property" not to a building or structure and the two properties abut. Black's Law Dictionary re: property "1. Collectively, the rights in a valued resource such as land, chattel, or an intangible." Another question for an attorney.

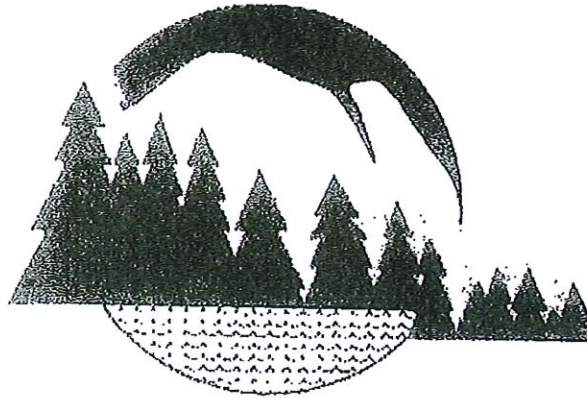
C. change the distance from a safe zone **[Robert "Bob" Peabody, Jr.]** See prior response.

If you can answer questions one and two or lead me to the appropriate documents, I appreciate it and would like to discuss other possibilities prior to Tuesdays BOS meeting just in case Higher Solutions attends. I can't imagine they would without being on the agenda but you never know. I am available Monday.
thanks,

Carmen

Town of Bridgton

An Ordinance to Regulate the Establishment and Designation of Safe Zones



Enacted: June 12, 2007

Revised: June 8, 2010, June 9, 2015

TOWN OF BRIDGTON
AN ORDINANCE TO REGULATE THE ESTABLISHMENT AND DESIGNATION OF SAFE
ZONES

Section 1. Purpose

The purpose of this Ordinance is to designate safe zones i.e., athletic fields, parks, playgrounds or recreational facilities, within the Town of Bridgton which are frequented by minors for the purpose of protecting said minors, against individuals trafficking, furnishing or cultivating drugs.

Section 2. Authority

This Ordinance is enacted pursuant to 30-A M.R.S.A. §3253 and 17-A M.R.S.A. 1101 sub-§23.

Section 3. Applicability

This Ordinance shall apply to the athletic fields, parks, playgrounds and recreational facilities set forth below which the Town finds are frequented by minors and which are hereby designated as safe zones within the Town of Bridgton.

SAFE ZONE AREA	LOCATION	
	BRIDGTON TAX MAP	LOT
Bridgton Community Center	27	5
Bridgton Recreation Advancement Group "BRAG Complex"	5	82B
	5	85-4A
Bridgton Town Hall	22	6, 15
Depot Street Park	27	45
Farragut Park	22	36
Harmon Field	25	74, 75
Highland Lake Beach	22	58, 59
Plummers Landing	35	
Pondicherry Park Trail	9	51A and 51D
	26	49A and 48B
	27	44 and 47
Ryerson Park	39	21
Sabatis Island	12	63
Salmon Point	31	1, 6
Sandy Creek Park	5	64
Shorey Park	22	58
Stevens Brook Trail Properties		
Town Common Park and Park on Main Street	23	93
Woods Pond Park	5	1
Willis Park	6	16, 18

Section 4. Signage

Each safe zone designated under Section 3 shall be conspicuously marked with an informational sign using uniform wording as established by the Commissioner of Public Safety pursuant to Title 30-A M.R.S.A. §3253.

Section 5. Designated areas and Safe Zone Map

Areas designated as safe zones, and areas within 1,000 feet of real property comprising designated safe zones, are shown on an official Town of Bridgton Safe Zone Map which is made a part of this Ordinance.

Section 6. Enforcement and Amendments

Under 17-A M.R.S.A. §1105-A, sub-§1,E, 1105-C, sub-§1,E, and 1105-D, sub-§1,D, a person who is found trafficking, furnishing or cultivating drugs within a designated safe zone, or within 1,000 feet of the real property comprising a designated safe zone, may be found guilty of an aggravated offense and subjected to increased penalties.

Section 7. Effective Date and Amendment

This Ordinance shall become effective on the date of adoption by legislative body and may be amended by vote of the legislative body.

Enacted: June 12, 2007

Revised: June 8, 2010, June 9, 2015

Proposed 1000 foot buffer

Salt Lake
Map 12, Lot 12

Town Hall
Map 22, Lot 9 & 10

Forcherry Park
Map 26 Lot 4A and 4B
Map 27 Lot 4A and 4B
Map 28 Lot 4A and 4B

Bridgton Community Center
Map 27, Lot 5

Deputy Street Park
Map 27, Lot 4F

Woods Pond Park
Map 6, Lot 1

Jenny Creek Park
Map 1, Lot 64

Kyren Park
Map 13, Lot 21

Farmington Park
Map 20, Lot 10

High and Lake Beach
Map 22, Lot 10 and 11

Grassy Park
Map 22, Lot 11

Town Common Park and
Park on Main Street
Map 22, Lot 20

St. Anne's Land
Map 22

Hanson Park
Map 26, Lot 14 and 15




Stevens Brook
T's Properties

Salmon Pond
Map 21, Lot 10

BRAD Corolla
Map 6, Lot 4A and 4B

Willa Park
Map 1, Lot 11 & 12

Legend

-  Privately held property
-  Town Owned Land
-  Proposed 1000 foot buffer



Map Created by:
Lakes Environmental Association
January 2007, updated March 2016

Town of Bridgton

ANNUAL TOWN MEETING

Tuesday; June 9, 2015 and Wednesday; June 10, 2015

Article 8. To vote by secret ballot on the following "Question 6. Shall an Ordinance entitled "June 9, 2015 Amendments to the Town of Bridgton Sign Ordinance" be enacted?"

401 "YES" votes

300 "NO" votes

140 blank votes

Article 9. To vote by secret ballot on the following "Question 7. Shall an Ordinance entitled "June 9, 2015 Amendments to the Town of Bridgton Shoreland Zoning Ordinance" be enacted?"

409 "YES" votes

289 "NO" votes

143 blank votes

Article 10. To vote by secret ballot on the following "Question 8. Shall an Ordinance entitled "June 9, 2015 Amendments to the Town of Bridgton An Ordinance to Regulate the Establishment and Designation of Safe Zones" be enacted?"

447 "YES" votes

245 "NO" votes

149 blank votes

*A total of 841 votes were cast at the Municipal Election.
Bridgton currently has 3,971 registered voters.*

Moderator Collins recessed the Town Meeting until June 10, 2015 at 7:00 P.M.

Wednesday, June 10, 2015

129 resident voters were in attendance; 12 non-residents were in attendance.

Members of the Board of Selectmen Present: Bernard N. King, Jr., Chairman; Douglas A. Taft, Vice-Chairman; Kenneth J. Murphy; Paul E. Hoyt; Robert J. McHatton, Sr.

Administration Present: Robert Peabody, Town Manager; Anne Krieg, Economic and Community Development Director; Faye Daley, Health Officer; Jim Kidder, Public Works Director; Jerry Hinton, Police Chief; Laurie L. Chadbourne, Town Clerk; Rob Baker, Code Enforcement Officer; Robert Fitzcharles, Transfer Station Manager; Georgiann Fleck, Deputy Town Manager; Glen Garland, Fire Chief; Linda Nilsen, Finance Officer; Gary Colello, Recreation Director; Todd Perreault, Emergency Management Director.

Moderator Collins called the Town Meeting to order at 7:00 P.M. and then recited the Pledge of Allegiance. There were no objections to Moderator Collins conducting the meeting in accordance with the Maine Moderators Manual (sixth edition, 2005). He requested that voters go to the microphone and identify themselves when speaking. All in favor to recognize non-resident department heads: Robert Peabody, Town Manager; Jerry Hinton, Police Chief; Rob Baker, Code Enforcement Officer; Linda Nilsen, Finance Officer. Moderator Collins thanked Lake Region Television for providing audio equipment and video coverage. Moderator Collins also thanked the Election Clerks for their assistance on Tuesday, June 9th.

§3253. Safe zones designated by municipality

A municipality may designate an area of the municipality that is frequented by minors as a safe zone under Title 17-A, section 1101, subsection 23. A safe zone designated pursuant to this section must be conspicuously marked by the municipality with an informational sign using wording provided by the Commissioner of Public Safety. [PL 2005, c. 415, §5 (NEW).]

SECTION HISTORY

PL 2005, c. 415, §5 (NEW).

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§1101. Definitions

As used in this Title, the following words shall, unless the context clearly requires otherwise, have the following meanings. [PL 1975, c. 499, §1 (NEW).]

1. "Marijuana" includes the leaves, stems, flowers and seeds of all species of the plant genus *Cannabis*, whether growing or not; but does not include the resin extracted from any part of such plant and every compound, manufacture, salt, derivative, mixture or preparation from such resin including hashish and does not include the mature stalks of such plant, fiber produced from such stalks, oil or cake made from the seeds of such plant, any other compound, manufacture, salt, derivative, mixture or preparation of such mature stalks, fiber, oil or cake or the sterilized seed of such plant that is incapable of germination. "Marijuana" does not include hemp as defined in Title 7, section 2231, subsection 1-A, paragraph D.

[RR 2021, c. 2, Pt. A, §35 (COR).]

1-A.

[PL 2013, c. 341, §1 (RP).]

1-B.

[PL 2013, c. 341, §2 (RP).]

2. "Hypodermic apparatus," hypodermic syringe, hypodermic needle or any instrument designed or adapted for the administration of any drug by injection.

[PL 1975, c. 499, §1 (NEW).]

3. "Isomer," the optical isomer, except wherever appropriate, the optical, position or geometric isomer.

[PL 1975, c. 499, §1 (NEW).]

3-A.

[PL 2013, c. 341, §3 (RP).]

3-B.

[PL 2013, c. 341, §4 (RP).]

4. "Manufacture," to produce, prepare, propagate, compound, convert or process, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis.

[PL 1975, c. 499, §1 (NEW).]

4-A. "Methamphetamine precursor drug" means any drug or product possessed by a person that contains in the aggregate a quantity of more than 9 grams of ephedrine, pseudoephedrine or phenylpropanolamine or their salts, isomers or salts of isomers, either alone or in combination with other ingredients, in dry or solid nonliquid form.

[PL 2005, c. 430, §1 (NEW); PL 2005, c. 430, §10 (AFF).]

5. "Hashish" includes the resin extracted from any part of the cannabis plant and every compound, manufacture, salt, derivative, mixture or preparation from such resin. "Hashish" does not include the resin extracted from hemp as defined in Title 7, section 2231, subsection 1-A, paragraph D.

[PL 2019, c. 528, §3 (AMD).]

6. "Narcotic drug," any of the following, whether produced directly or indirectly by extraction from substances of vegetable origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis:

A. Opium and any opiate, and any salt, compound, derivative or preparation of opium or opiate;

[PL 1975, c. 499, §1 (NEW).]

B. Any salt, compound, isomer, ester, ether, derivative or preparation thereof which is chemically equivalent or identical to or with any of the substances referred to in paragraph A, but not including the isoquinoline alkaloids of opium; or [PL 1975, c. 499, §1 (NEW).]

C. Opium poppy and poppy straw. [PL 1975, c. 499, §1 (NEW).]
[PL 1975, c. 499, §1 (NEW).]

7. "Opiate."

A. Any substance having an analgesic and addiction forming or addiction sustaining property or liability similar to morphine or capable of conversion into a drug having such analgesic and addiction forming or addiction sustaining property or liability. [PL 1975, c. 499, §1 (NEW).]

B. This term does not include, unless specifically designated or listed in Schedule W, X, Y or Z, the dextrorotatory isomer or 3-methoxy-n-methyl-morphinan and its salts, dextromethorphan, but does include its racemic and levorotatory forms. [PL 1975, c. 499, §1 (NEW).]
[PL 1975, c. 499, §1 (NEW).]

8. "Opium poppy," the plant of the species *Papaver somniferum* L., except its seeds.
[PL 1975, c. 499, §1 (NEW).]

9. "Poppy straw," all parts, except the seeds, of the opium poppy, after mowing.
[PL 1975, c. 499, §1 (NEW).]

10. "Prescription drug" means a drug which:

A. Under federal law is required, prior to being dispensed or delivered, to be labeled with either of the following statements:

(1) "Caution: Federal law prohibits dispensing without prescription."; or

(2) "Caution: Federal law restricts this drug to use by or on the order of a licensed veterinarian."; or [PL 1989, c. 384, §1 (NEW).]

B. Is required by an applicable federal or state law or rule to be dispensed on prescription only or is restricted to use by practitioners only. [PL 1989, c. 384, §1 (NEW).]
[PL 1989, c. 384, §1 (RPR).]

11. "Scheduled drug," any drug named or described in section 1102, schedule W, X, Y or Z.
[PL 1975, c. 499, §1 (NEW).]

12. "Schedule W drug," any drug named, listed or described in section 1102, schedule W.
[PL 1975, c. 499, §1 (NEW).]

13. "Schedule X drug," any drug named, listed or described in section 1102, schedule X.
[PL 1975, c. 499, §1 (NEW).]

14. "Schedule Y drug," any drug named, listed or described in section 1102, schedule Y.
[PL 1975, c. 499, §1 (NEW).]

15. "Schedule Z drug," any drug named, listed or described in section 1102, schedule Z.
[PL 1975, c. 499, §1 (NEW).]

16. "State laboratory," a laboratory of any state agency which is capable of performing any or all of the analyses that may be required to establish that a substance is a scheduled or a counterfeit drug, including, but not limited to, the laboratory of the State Department of Health and Human Services and any such laboratory that may be established within the Department of Public Safety.
[PL 1975, c. 499, §1 (NEW); PL 2003, c. 689, Pt. B, §6 (REV).]

16-A.

[PL 2013, c. 194, §5 (RP).]

17. "Traffick":

- A. To make, create, manufacture; [PL 1975, c. 499, §1 (NEW).]
 - B. To grow or cultivate, except for marijuana; [PL 1999, c. 374, §1 (AMD).]
 - C. To sell, barter, trade, exchange or otherwise furnish for consideration; or [PL 2021, c. 396, §1 (AMD).]
 - D. To possess with the intent to do any act mentioned in paragraph C. [PL 2021, c. 396, §1 (AMD).]
 - E. [PL 2021, c. 396, §1 (RP).]
 - F. [PL 2021, c. 396, §1 (RP).]
- [PL 2021, c. 396, §1 (AMD).]

18. "Furnish":

- A. To furnish, give, dispense, administer, prescribe, deliver or otherwise transfer to another; or [PL 2021, c. 396, §2 (AMD).]
 - B. To possess with the intent to do any act mentioned in paragraph A. [PL 2021, c. 396, §2 (AMD).]
 - C. [PL 2021, c. 396, §2 (RP).]
 - D. [PL 2021, c. 396, §2 (RP).]
- [PL 2021, c. 396, §2 (AMD).]

19. "Imitation scheduled drug," a substance that is not a scheduled drug and which was not obtained by valid medical prescription, but which, by dosage unit appearance or by representations made, would lead a reasonable person to believe that the substance was a scheduled drug.
[PL 1981, c. 603, §1 (NEW).]

20. "Dosage unit," that unit of measurement which is equivalent to an average adult dose.
[PL 1981, c. 603, §1 (NEW).]

21. "Cultivate" means to sow a seed; to grow, raise or tend a plant; to harvest a plant; or to knowingly possess a plant.
[PL 1999, c. 239, §1 (NEW).]

22.

[PL 2019, c. 528, §4 (RP).]

22-A. "Hemp" has the same meaning as in Title 7, section 2231, subsection 1-A, paragraph D.
[PL 2019, c. 528, §5 (NEW).]

23. "Safe zone" means an athletic field, park, playground or recreational facility that is designated as a safe zone by a municipality pursuant to Title 30-A, section 3253.
[PL 2005, c. 415, §1 (NEW).]

24. "Fentanyl powder" means any compound, mixture or preparation, in granular or powder form, containing fentanyl or any derivative of fentanyl listed in section 1102, subsection 1, paragraph I in any quantity.
[PL 2017, c. 274, §1 (AMD).]

25. Cocaine. "Cocaine" means:

- A. Coca leaves, except coca leaves and extracts of coca leaves from which cocaine, ecgonine and derivatives of ecgonine and their salts have been removed; or [PL 2017, c. 432, Pt. E, §1 (NEW).]

B. A mixture or preparation that contains any quantity of any of the following substances:

(1) Cocaine, its salts, optical and geometric isomers and salts of isomers;

(2) Ecgonine, its derivatives, their salts, isomers and salts of isomers; or

(3) Cocaine base, which is the alkaloid form of cocaine. [PL 2017, c. 432, Pt. E, §1 (NEW).]
[PL 2017, c. 432, Pt. E, §1 (NEW).]

26. Heroin. "Heroin" means any compound, mixture or preparation containing heroin (diacetylmorphine) in any quantity.
[PL 2017, c. 432, Pt. E, §1 (NEW).]

SECTION HISTORY

PL 1975, c. 293, §4 (AMD). PL 1975, c. 499, §1 (NEW). PL 1975, c. 740, §§96,97 (AMD). PL 1977, c. 647, §1 (AMD). PL 1981, c. 603, §1 (AMD). PL 1983, c. 775 (AMD). PL 1989, c. 384, §1 (AMD). PL 1997, c. 481, §1 (AMD). PL 1999, c. 239, §1 (AMD). PL 1999, c. 374, §1 (AMD). PL 1999, c. 453, §§1-5 (AMD). PL 2003, c. 61, §1 (AMD). PL 2003, c. 689, §B6 (REV). PL 2005, c. 415, §1 (AMD). PL 2005, c. 430, §1 (AMD). PL 2005, c. 430, §10 (AFF). PL 2011, c. 428, §§1-4 (AMD). PL 2011, c. 428, §9 (AFF). PL 2011, c. 465, §5 (AMD). PL 2011, c. 578, §§1, 2 (AMD). PL 2013, c. 194, §5 (AMD). PL 2013, c. 341, §§1-4 (AMD). PL 2015, c. 346, §§1-3 (AMD). PL 2015, c. 496, §§1, 2 (AMD). PL 2017, c. 274, §1 (AMD). PL 2017, c. 432, Pt. E, §1 (AMD). PL 2019, c. 12, Pt. B, §2 (AMD). PL 2019, c. 528, §§2-5 (AMD). PL 2021, c. 396, §§1, 2 (AMD). RR 2021, c. 2, Pt. A, §35 (COR).

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State of Maine

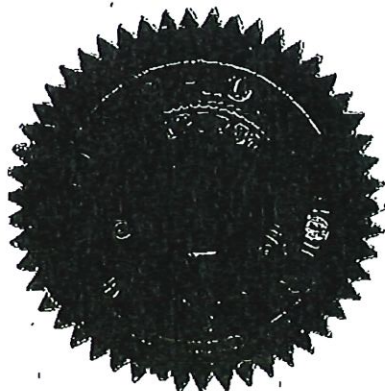
Cumberland, ss.

Probate Court

I, HENRY A. PEABODY, Register of the Probate Court for said County of Cumberland, having by law, the custody of the seal and all the records, books, documents, and papers of or pertaining to said Court, hereby certify the paper hereunto annexed to be a true copy of a paper appertaining to said Court, on file and on record in the Probate Office of said County to wit: Third Clause of the Last Will and Testament of Adeline Willis, late of Portland, in the County of Cumberland and State of Maine, deceased,

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Court this eleventh day of May in the year of our Lord one thousand nine hundred and forty-eight.

Henry A. Peabody Register.



* * * * *

THIRD: I give, devise and bequeath to the town of Bridgton in the State of Maine a certain lot or parcel of land in said Bridgton, being part of lot number six (6) range twenty-two (22), containing sixty ~~60~~ acres, more or less, formerly known as the Moses Stickney home-
stead, and being the same property devised to me by my aunt, the late Mary T. Perley, also the sum of one thousand (\$1000) Dollars;- said land and said sum to be accepted in trust by said Town and to be known as the Perley Woodland Trust, said land to be maintained as nearly as may be in its natural state, provided, however, that said Town through its authorized agents may from time to time cut and remove such trees as should be cut in accordance with the principals of sound forestry. My purpose is to use the income from the land and from said sum to preserve so far as possible this woodland for the enjoyment of the public in the future; and to that end I authorize said Town generally to cut trees and plant such other trees, shrubs, vines, and make paths and other improvements in their discretion. And this bequest and devise is made on the condition that if it shall ^{not} be deemed advisable for said Town of Bridgton to undertake the provisions hereof and to accept within eighteen months after my decease said land and sum of money under the conditions herein named, this bequest and devise shall lapse and said land and said sum shall become a part of the residue of my estate.

* * * * *

Accepted March 7, 1949 at town meeting

STATE OF MAINE

CUMBERLAND, ss

PROBATE COURT

X I, HENRY A. MASON, Register of the Probate Court for said County of Cumberland, having by law, the custody of the seal and all the records, books, documents, and papers of or pertaining to said Court, hereby certify the paper hereunto annexed to be a true copy of a paper appertaining to said Court, on file and on record in the Probate Office of said County to wit: Third Clause of the Last Will and Testament of Adeline Willie, late of Portland, in the county of Cumberland and State of Maine, deceased,

In witness whereof, I have hereunto set my hand and affixed the seal of said Court this eleventh day of May in the year of our Lord one thousand nine hundred and forty-eight.

Know all Men by these Presents, That

J. Charles O. Stickney of Bridgton, in the County of Cumberland and State of Maine

In consideration of one dollar and other consideration

paid by

Almira S. Culey and Mary S. Culey both of Naples in said County

the receipt whereof *I* do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Almira S. Culey and Mary S. Culey their

heirs and assigns forever, A certain lot or parcel of land in said Bridgton

bounded northwily by an out lot of Austin P. Merrill, land of

Charles Chace, land of myself and the homestead of Charles O.

Keilborn, the north westerly corner being a split stone set in the

ground and the northeasterly corner being the junction of two walls

one running easterly and westerly and the other northwily and

southwily. Easterly by out land of said Keilborn, Southwily, southwily

by out land of John Palmer and by George E. Meade, homestead,

the southwest corner being a stake and stone, and westerly by

land formerly of Alexander Adams, now of Clara Adams, Angelle,

said premises were the homestead premises of the late Moses

Stickney at his decease, I derived my title through form, deed of

Nathaniel N. Stickney dated Dec. 1, 1890, recorded in the Cumber-

land Registry of Deeds, Book 591, Page 192, and derived title

directly from deed of said Moses Stickney dated Nov. 1, 1887, record-

ed in said Registry, Book 541, Page 255 to which deeds & records

reference may be made.

To Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said

Almira S. Culey their heirs and assigns, to their use and behoof forever. And *I* do covenant with the said

Almira S. Culey their heirs and assigns, that *I am* lawfully seized in fee of the premises; that they are free of all

incumbrances;

that *I* have good right to sell and convey the same to the said *Almira S. Culey*

to hold as aforesaid; and that *I and my* heirs, shall and will warrant and defend the same to the said

Almira S. Culey their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said *Almira S. Culey* and *Sybil A. Stickney* wife of

the said *Charles O. Stickney*

in testimony of my relinquishment of my right of dower in the above described premises, have hereunto set

our hands and seals this *twenty-sixth* day of *January* in the year of our Lord

one thousand eight hundred and ninety-four.

Signed, Sealed and Delivered,

In presence of

A. H. Walker to L. O. S.

Robert A. Long.

Charles O. Stickney. Seal.

Sybil A. Stickney. Seal.

State of Maine, CUMBERLAND, ss.

January 29 1894. Personally appeared

the above-named *Charles O. Stickney*

and acknowledged the above instrument to be his free act and deed.

Before me,

Augustine D. Walker Justice of the Peace.

Received February 6 1894, at 10 o'clock P. M., and recorded according to the original.

Attest, *James M. Thompson* Register.

Georgiann M Fleck

From: Nikki Hodgkins
Sent: Thursday, January 5, 2023 11:54 AM
To: Brenda Day; Laurie Chadbourne; Victoria Hill; Holly Heymann; David Madsen; Gary Colello; Chief Phillip Jones; Chief Glen Garland; Todd Perreault
Cc: Robert "Bob" Peabody, Jr.; Georgiann M Fleck
Subject: Annual Town Report 07/01/21-06/30/22

Hi everyone, we're trying something different this year. Please complete your department report for the Annual Town Report and have it submitted to me no later than March 1st. We've gotten some feedback about difficulties with remembering things that were done a year ago and not having enough time to do it, so we're trying to start a little earlier.

Your reports should be for the time period of July 1, 2021 – June 30, 2022

Thank you!

Nikki Hodgkins

Town of Bridgton - Executive Assistant



3 Chase Street, Suite 1 • Bridgton, Maine 04009
PH. 207.647.8786 • <https://bridgtonmaine.org>



Georgiann M Fleck

From: Laurie Chadbourne
Sent: Thursday, January 5, 2023 9:41 AM
To: Robert "Bob" Peabody, Jr.; Georgiann M Fleck; Brenda Day; Victoria Hill
Cc: Nikki Hodgkins
Subject: RE: Higher Solutions
Attachments: 6.18.pdf

Hi Bob,

The property was gifted to the Town with restriction, "said land to be maintained as nearly as may be in its natural state." Please see page 3 of the attached. There is a little more information in the file (sketch and tree cutting documents). Let me know if there is anything else that I can do to help.
Laurie

From: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Sent: Thursday, January 5, 2023 9:09 AM
To: Georgiann M Fleck <gmfleck@bridgtonmaine.org>; Brenda Day <bday@bridgtonmaine.org>; Laurie Chadbourne <lchadbourne@bridgtonmaine.org>; Victoria Hill <vhill@bridgtonmaine.org>
Cc: Nikki Hodgkins <nhodgkins@bridgtonmaine.org>
Subject: FW: Higher Solutions

Folks-

Please review Carmen's email below and provide me any insights you may have regarding her questions as soon as you can.

Thanks!

Bob

Robert A. Peabody, Jr.
Bridgton Town Manager
3 Chase Street, Suite 1
Bridgton, Maine 04009
rpeabody@bridgtonmaine.org
207.647.8786 Office
207.256.7211 Cell

From: Carmen E. Lone <selectmanlone@bridgtonmaine.org>
Sent: Thursday, January 5, 2023 6:38 AM
To: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Subject: Higher Solutions

After watching the Appeals Board regarding Higher Solutions, I have some questions about Willis Park.

1. Was this property deeded to the town as a gift?
2. Are there restrictions in the deed regarding the use of the property?

3. It appears that any resolution that would allow Higher Solutions application lies in ordinance changes which is a legislative issue and would have to happen at town meeting by action of the BOS as we discussed at the agenda meeting. (MJ ordinance)
4. It appears to me that the only options are:
 - A. to change the status of Willis Park
 - B. to change the measurement from lot line to lot line to building to lot line
 - C. change the distance from a safe zone

If you can answer questions one and two or lead me to the appropriate documents, I appreciate it and would like to discuss other possibilities prior to Tuesdays BOS meeting just in case Higher Solutions attends. I can't imagine they would without being on the agenda but you never know. I am available Monday.
thanks,

Carmen

State of Maine

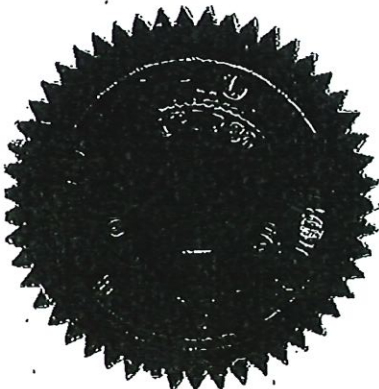
Cumberland, ss.

Probate Court

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Henry A. Peabody Register.



Accepted March 7, 1949 at town meeting

STATE OF MAINE

CUMBERLAND, ss

PROBATE COURT

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stead, and being the same property devised to me by my aunt, the late Mary T. Perley, also the sum of One Thousand (\$1000) Dollars;- said land and said sum to be accepted in trust by said Town and to be known as the Perley Woodland Trust, said land to be maintained as nearly as may be in its natural state, provided, however, that said Town through its authorized agents may from time to time cut and remove such trees as should be cut in accordance with the principals of sound forestry. My purpose is to use the income from the land and from said sum to preserve so far as possible this woodland for the enjoyment of the public in the future; and to that end I authorize said Town generally to cut trees and plant such other trees, shrubs, vines, and make paths and other improvements in their discretion. And this bequest and devise is made on the condition that if it shall ^{not} be deemed advisable for said Town of Bridgton to undertake the provisions hereof and to accept within eighteen months after my decease said land and sum of money under the conditions herein named, this bequest and devise shall lapse and said land and said sum shall become a part of the residue of my estate.

* * * * *

The Community Development Advisory Committee has reviewed the applications for Community Development Block Grants 2023 and makes the following recommendations to the Select Board:

- Facilities and Infrastructure Project:

Sidewalk Construction (Church Street)	\$130,000
--	-----------

- Social Services Project:

BCC Community Navigator Program	\$ 15,000
--	-----------

Bridgton Food Pantry	\$ 15,000***
-----------------------------	--------------

Bridgton has annually received a set aside of approximately \$200,000* from CDBG, a HUD program addressing the needs of low and moderate income neighborhoods that is administrated through the County.

The Sidewalk Construction Project continues the emphasis placed by the Town in recent years under this grant to provide safe walking connections within the downtown area. This year the area addressed is Church Street between Main St and S. High St joining the shops, Library, etc of Main St with the housing & Hospital of S. High St.

With there being just two applications this year for funding under the Social Services component of the grant, funding was available to come close to the requested amounts from each applicant and in both cases to provide substantial increases over last years allotments. Both the Community Navigator Program and the Food Pantry have scored the highest in the rating system** used for evaluating CDBG applications and received the most funding over the last several years. That remains the case this year.

The process of review by the CDAC began in December with a training session on the grants eligibility requirements from the County, continued into this year with review of the written applications, oral presentations, Q &A with the applicants, scoring of each application, and finally deliberations on the recommendation to the Select Board. This is the result of that process.

* approximate amount subject to final figures from the County

** project need, project description, project budget, project management, readiness to go, etc

*** If the amount of the actual grant should vary from the anticipated amount of \$30,000, the recommendation is that the \$15,000 for the Food Pantry remain intact and that any variation be accounted for in the allocation to the Community Navigator Program.

TOWN OF BRIDGTON
Community Development Block Grant 2023-24 Program Year Recommendations

Applicants	Project	1	2	3	4	5	6	7	8	Average	Requested	CDAC Recomm.	Final Select Board	Final Allocations
PUBLIC INFRASTRUCTURE & FACILITIES														
Town of Bridgton	Church St	100	91	90	93	100	90	100	90	94.25	\$130,000	\$130,000		
PUBLIC SERVICE														
Bridgton Community Center	Navigator	100	95	100	100	100	90	100	95	99.00	\$17,680	\$15,000		
Bridgton Food Pantry	Food Pantry	98	92	85	100	98	75	100	99	94.60	\$15,000	\$15,000		
ADMIN														
	CDBG Admin-Bridgton	n/a	n/a	n/a	n/a	n/a				n/a	\$0	\$35,000	\$35,000	
	CDBG Admin-County	n/a	n/a	n/a	n/a	n/a				n/a	\$0	\$5,000	\$5,000	
Total Available:														
Total for Infrastructure:												\$130,000		
Total for Public Service:												\$30,000		
Total for Administration:												\$40,000		
Overage:												\$200,000		

These figures are estimates - Cumberland County had not released CDBG allocations yet.
On 2/22/23 the CDAC voted on a contingency plan to recommend to the Selectboard.

	<u>2021</u>	<u>2022</u>	<u>2023</u>
Navigator	\$ 10,920	\$ 12,000	
Food Pantry	\$ 7,500	\$ 900	
Other	\$ 11,600	\$ 900	0
Total	\$ 30,000	\$ 30,000	\$ 30,000
Request	\$ 42,000	\$ 45,000	\$ 32,000

CDAC Meeting 2/22/23

Laurie Chadbourne

From: Bridgton News <bnewsads@roadrunner.com>
Sent: Tuesday, February 7, 2023 4:18 PM
To: Laurie Chadbourne
Subject: Re: Public Hearing Notices

Will do!

On Feb 7, 2023, at 3:44 PM, Laurie Chadbourne <lchadbourne@bridgtonmaine.org> wrote:

NOTICE OF PUBLIC HEARING

The Municipal Officers of the Town of Bridgton will hold a Public Hearing at 5:30 P.M. on Tuesday, February 28, 2023 to accept oral and written comments on a request from Noble House Inn located at 81 Highland Road for extension of liquor license privileges and amendment to their special amusement permit.

Please advertise in the Bridgton News on February 16, 2023.

Kindly confirm receipt.

Thank you,
Laurie

Laurie L. Chadbourne
Bridgton Town Clerk
Registrar of Voters & General Assistance Administrator
State of Maine – Dedimus Justice & Notary Public

Main 207.647.8786 Direct 207.803.9950

Town of Bridgton
3 Chase Street, Suite 1
Bridgton, ME 04009
www.bridgtonmaine.org

For the Consideration of The Town of Bridgton Officials and The State of Maine Alcohol Commissioner:

We kindly request that we amend the liquor license of the Noble House Inn, located at 81 Highland Road, in Bridgton, Maine. We are now in our second year of ownership under the Corporation name of the Sugar Maple Group, Inc. In this past year, we have been able to raise revenue and increase our occupancy, as well as recharge the wedding business at The Noble House Inn, once a very prosperous business as well as a wedding venue for many years. We are one of several wedding venues located on Highland Road, in Bridgton, a vibrant and busy road.

We would like to Amend the license to include consumption not only on the porch, but in the reception/wedding area, and the lower grove area, where there are fire pits and picnic tables for guest's enjoyment. It was our understanding (as well as Marlene Richards, due to her guidance on the matter) that we would be able to serve alcohol in various locations on the property, as long as there was a barrier as well as signage.

-When initially requesting license, Marlene Richards, our liquor inspector, guided both Lynn and Matt as to our borders/boundaries for locations for beverage consumption. All borders are now clearly marked with a sign that says "No alcohol beyond this point" throughout the property, including in the lower grove area, where we have signage posted on the trees.

-When having weddings, we have a bar in the back of the property, in the tent, or just outside the tent. All of this is below the berm, located on the middle of the North lawn, making for a very nice barrier from the heavy vehicle noise of Highland Road, and making a nice private space so that we also do not bother our neighbors.

- When hosting events, the people renting the event space may ask to have alcohol served from the lower grove area, which has been cleaned up of tree debris and brush and now is a lovely place to sit and enjoy a take-out meal from any of our local establishments. We now have a gas fire pit, Adirondack chairs, and picnic tables for our guests to enjoy. Many families enjoy this area. If they purchase any alcohol from us at the inn, they are allowed to sit and consume in that space and not outside of the space, as there are clear signs posted in that area and throughout the property where alcohol is not allowed. This area is not visible from Highland Road in the summer months, due to foliage, and barely noticeable during off season, due to the sloping down of the property.

-Our guests regularly drink beverages on the porch and throughout the property, but we do not allow for any outside alcohol to be consumed in public areas of our establishment, only items bought through us.

-All music is turned off by 9 pm on the exterior. That is a self-imposed rule, as we respect our neighbors. We ask our guests to be respectful, and in the year we have owned it, we have not had to correct any behaviors of guests.

-Not once in the year we have owned the establishment has there been any loud parties. I would say my patrons are quiet individuals and respectful, and never have been over-indulgent. I would suggest that the Noble House Inn is a rather sleepy establishment.

Thank you for your consideration,



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Request for Extension of License Privileges for an On-Premises Establishment

Section I: Licensee Information:

Legal Business Entity Licensee Name (corporation, LLC): Sugar Maple Group	Business Name (D/B/A): Noble House Inn
Individual or Sole Proprietor Licensee Name(s): Lynn Williams	Physical Location: 81 Highland Road
License Number: 1225559	Mailing address, if different:
Mailing address, if different from DBA address:	Email Address: innkeepers@noblehousebb.com
Telephone # Fax #: 239-738-5981	Business Telephone # Fax #:

Section II: Extension of Privileges Information:

1. Name, Address, and Contact Information of Property Owner (if property is rented or leased, please provide a copy of rental/lease agreement):

Name: Lynn Williams

Complete mailing address: 81 Highland Rd
Bridgton maine 04009

Telephone/Mobile Number: 239.738.5981

Email Address: innkeepers@noblehousebb.com (innkeepers@noblehousebb.com)

2. Type of Extension of Privileges: (check only one)

a. Temporary ☐ Inside ☐ Outside ☐
b. Permanent ☒ Inside ☐ Outside ☒

continue to next page

3. Start Date: 2/28/23 End Date (if applicable): _____
4. Will dancing be permitted in this area? Yes ☐ No ☒
a. If yes, does the establishment have a dance license? Yes ☐ No ☐
b. If yes, please provide a copy of the license from the State's Fire Marshall's Office
5. Will there be live entertainment in this area? Yes ☐ No ☒
6. Reason for this request: We allow our guests of the inn to enjoy their beverages on the lawn within the perimeters of the borders that are marked with signage not allowing alcohol beyond that point. We have wedding receptions in the back of the house, and set up the outside bar in that location. We also allow our guests to sit in the lower grove area on the property, also well marked and bordered, at the picnic tables and Adirondack chairs, where there is a small

Section III: Signature of Licensee

By signing this application, the licensee understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 1/27/22



Signature of Licensee or Duly Authorized Person

Lynn Williams

Printed Name of Licensee or Duly Authorized Person

Submit completed forms to: Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement

Mailing address: 8 SHS, Augusta, ME 04333-0008
Courier delivery: 19 Union Street, 3rd floor, Suite 301-B,
Augusta, ME 04330

(continue to next page)

Section IV: Approval by Municipal/County Officers

Please note: The municipal/county officers where your establishment is located must approve all requests for extension of license privileges prior to filing with the Bureau. If your license is issued in an unorganized township, the county commissioners must approve this request, otherwise, it would be your municipal (town or city) officials.

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this extension of privileges for this on-premises licensee on this date: _____.

Check only one: ☐ City ☐ Town ☐ Unorganized Territory

Name of City/Town/Unorganized Territory: _____

Who is approving this application? ☐ Municipal Officers
☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of license to be issued by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

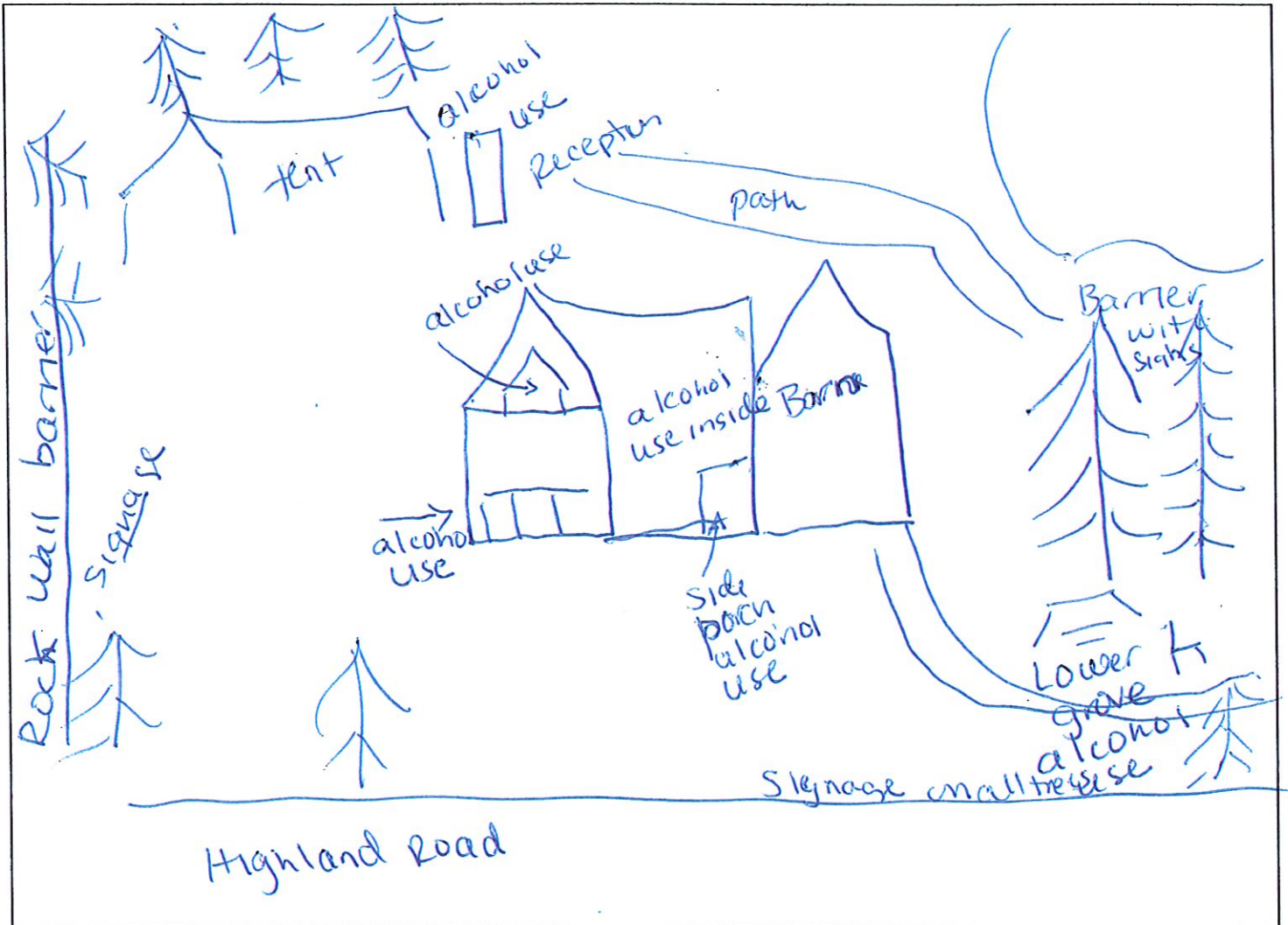
Continued to next page

Diagram for Extension of Privileges Area

The following restrictions apply to outdoor extension of privileges:

- There must be a stanchion or a fence completely enclosing the area.
- Signs must be posted stating "No alcohol beyond this point".
- There must be sufficient employees at the extension area of premises who would be able to control and monitor the area.

In an effort to clearly define your extension please draw a diagram below that will include the area you want for a temporary / permanent license premise. Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your where consumption will occur including methods of monitoring and containment of the area(s).



For Office Use Only:

Date Filed: _____ Date Issued: _____ Issued By: _____

☐ Approved

☐ Not Approved

TOWN OF BRIDGTON

MEMO

TO: Select Board
FROM: Laurie L. Chadbourne, Town Clerk
RE: License Extension
DATE: February 22, 2023

February 28, 2023 Select Board Meeting

8. Action Items Following Public Hearing
- a. Request from Noble House Inn located at 81 Highland Road for Extension of their Liquor License Privileges and Amendments to their Special Amusement Permit
- ☒ CEO - APPROVAL CONTIGENT UPON ATTACHED LETTER
- ☒ Fire
- ☒ Police
- ☒ Town Clerk

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

The Noble House Inn

Lynn Williams, Owner

81 Highland Road

Bridgton, ME 04009

Dear Brenda,

Thank you for taking my call today. I just spoke with Matt Williams, my co-owner, and we have decided on a few things and wanted to document that.

-The Noble House is continuing our wedding business. As the last 4 owners did, we will continue to host small/mid sized weddings, including setting up tents for those weddings on the back lawn. This is not a change to the business, and the tents will be up for the duration of the celebration and be removed from the property.

-The Noble House has in the past, with all of the owners, had other events, including music (usually acoustic) events both inside and large outside on the lawn. We would like to keep that option open of course, but also not a change in the usage of the property, whatsoever. As a side remark, we always have a hard stop on music at 9 pm.

-The Noble House will continue with its current parking design, as we have plenty of parking on the property for the events that have been occurring at the venue for the last 40 years.

-We continue with our liquor license as others before us, for use by our guests. We amended that license, as we were confused by BABLO (and they were too, apparently) because I was told that as long as I created borders (which we did) my guests would be able to consume their beverages on the front porch, Adirondack chairs, or the picnic tables..as long as they were inside of our borders, clearly marked by the signage.

-The one thing that I just discussed with Matt Williams that we have decided to have go in front of the planning board is this: Opening the bar on Saturdays and Sundays from 1-5 pm to outside guests. Matt would like the option to do so, and would like that formally approved by the planning board. This, by no means, is a lively bar, but a place to come and get a glass of wine and sit out on the front porch, or give people the opportunity to see the inside of the inn. We of course would adhere to the limits put forth by the fire marshall and town. Like I said in my phone call, I'm not looking to have a noisy establishment, but Matt feels that in order to continue to grow our business, this is necessary.

Thank you for your consideration,

Lynn Williams

lonney girard attached a document



lonney girard (lakesregionatvclub@gmail.com) has attached the following document:



Hello,

Please find attached a new land use agreement for the section of trail owned by the town of Bridgton known as the Sandy Creek Park. We have had permission from the town to use this since 2001. The last time we asked for permission to be granted until further notice simply to reduce paperwork. The town can chose this option or as was done last time three years from the date in which it is decided by the town to continue to allow useage. This is a major connector for atvs and snowmobile as well as other users to get to businesses in town from other areas. We hope to be able to continue as there have been no issues in all these years. If you have any questions, please feel free to email back or call me anytime 2078997332.

Respectfully,

Lonney Girard

President

Lakes Region ATV Club, Inc.

 Iratv land use agreement town of Bridgton only

LAKES REGION ATV CLUB, INC.

56 Libby Road, Casco, ME 04015

www.lakesregionatvclub.com



LAND USE AGREEMENT

This agreement is granted to the Lakes Region ATV Club, Inc (LRATV) to establish and maintain or continue to use an established All Terrain Vehicle/ Multi use trail on/over land described below.

I, Town of Bridgton recorded landowner/ lessee/ representative, grant this agreement at the recorded address: Town of Bridgton Tax map 5 lot# 64 County of Cumberland
Until further notice _____ or for a period of _____ year(s) from this date _____

- 1) The landowner shall retain all rights and ownership to said property. Landowners always have the right to use and/or close the trail at any time. This agreement shall terminate upon the sale of said property. We ask that if the trail is closed, the club president be notified as soon as possible so signage etc can be properly removed.
- 2) Landowner(s)/ permittor assumes NO LIABILITY for injuries and/or damages that may be suffered on said trail. This is controlled by Title 14, MRSA, chapter 7, section 159-A of the revised Maine statutes "Limited Liability for Recreational or Harvesting Activities" State of Maine provides up to \$400,000 per occurrence including legal fees- In addition ** LRATV club also carries a substantial general liability policy to cover all of our activities.**
- 3) The trail shall be for an 8 foot wide route allowing max 65 inch wide, 2000lb factory spec atvs per maine law. Open to the public without fee and properly signed by LRATV to allow for safe and responsible riding. Should Trailheads be reduced to allow only 65 inch wide access for atvs? yes___no___
- 4) LRATV will be responsible to- correct erosion or other environmental issues, safety hazards, dep/lurc permits when required, clean up trash, or other issues created by ATV use in a timely manner.
- 5) For safety reasons LRATV club must be allowed to remove any fallen/ leaning trees and other obstacles that pose a danger to trail users. No standing trees larger than 3 inches in diameter will be cut without special permission.
- 6) Do you give permission for LRATV to publish your section of trail on a digital or paper map?
Yes___no___
- 7) Do you agree that LRATV may install cameras to help with law enforcement or other issues?
Yes___no___
- 8) Are Motorcycles and dirt bikes allowed? Yes___No___

Special landowner

requests/restrictions_____

Landowner or representative signature_____

Mailing address 3 Chase Street, Suite 1, Bridgton, ME 04009

Email townmgr@bridgtonmaine.org Phone # 207-647-8786

Signature of LRATV Club

Representative	Date
----------------	------

TOWN OF BRIDGTON

MEMO

TO: Select Board *Raw*
FROM: Laurie L. Chadbourne, Town Clerk
RE: Business Licenses
DATE: February 22, 2023

February 28, 2023 Select Board Meeting

9. New Business
 - b. Permits/Documents Requiring Board Approval
 2. Victualer's License (new) to Mountain Range Golf located at 146 Harrison Road
☒ CEO (to include any Planning Board requirements) ☒ Fire ☒ Police ☒ Town Clerk

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

CERTIFICATE OF COMMITMENT OF SEWER USER RATES
COMMITMENT #272

February 2023
Route 1

To: Robert A. Peabody, Jr., the Treasurer of the Municipality of Bridgton, Maine.

Attached is a true list of the sewer rates established by us pursuant to 30-M.R.S. § 3406 for those properties, units and structures on **Route 1**, required by local and State Law to pay a sewer rate to the municipality, for the **period beginning 1 November 2022 and ending 31 January 2023**. This list is comprised of 3 pages which are attached to this certificate.

The date on which the rates included in this list are **due and payable is 28 March, 2023**. You are hereby required to collect from each person named in the attached list, his or her respective amount as indicated in the list; **the sum-total being \$ 8,573.23**. You are hereby required to charge interest at a rate of 6.0% per annum on any unpaid account balance. You are hereby authorized to collect these rates and any accrued interest by any means legally available to you under State Law.

Given under our hands this **28th day of February 2023**.

Carmen Lone, Chair

Robert McHatton, Sr., Vice-Chair

Paul Tworog

Kenneth Murphy

Carrye Castleman-Ross

Billing Edit Report

Seq	Previous	Current	Cons	Water	Sewer	Total	Acct	Name	Location
Book #	1								
*1	1514800	1519700	4900	0.00	1,460.78	1,460.78	198	HILL STREET TERRACE HOUSING CORPORATION 014-077	42 WAYSIDE AVE.
*2	15800	16400	600	0.00	119.32	119.32	206	WHERE ITS AT LLC	4 NULTY ST.
*3	30200	30500	300	0.00	109.97	109.97	207	0023-0019 BRIDGTON PUBLIC LIBRARY 023-145	1 CHURCH ST.
*4	5064	6821	1757	0.00	960.37	960.37	208	HAYES JR., ALLEN S	112 MAIN ST.
*5	40730	40730	0	0.00	301.88	301.88	209	023-015 HEBB, HENRY; ETAL	109 MAIN ST.
*6	272700	278800	6100	0.00	290.63	290.63	210	023-146 HAYES JR., ALLEN S	118 MAIN ST.
*7	225100	231700	6600	0.00	708.71	708.71	211	023-014 108 MAIN STREET, LLC 0023-0012	108 MAIN ST.
*8	4242	5416	1174	0.00	237.82	237.82	9683	N.F.I. North, Inc.	7 Nulty Street
*9	251600	253300	1700	0.00	656.71	656.71	213	BROWN, C N	93 MAIN ST.
*10	42480	45820	3340	0.00	1,311.55	1,311.55	217	022-094 CHALMERS BROTHERS, LLC 022-092	88 MAIN ST.
*11	4400	4500	100	0.00	204.36	204.36	219	APERTO FINE ART, LLC 0022-0096	63 MAIN ST.
*13	87850	90777	2927	0.00	493.68	493.68	220	WILE, TIMOTHY S	76 MAIN ST.
*14	80400	83100	2700	0.00	285.35	285.35	785	022-090 C & P NEW HORIZONS, LLC 0022-0091	82 MAIN ST.
*15	7585	7985	400	0.00	113.09	113.09	221	PAULA MILLER / DOG ON THE PORCH 0022-0097	59 MAIN ST.
*16	199000	202600	3600	0.00	1,017.77	1,017.77	225	LAKE VIEW SUITES, LLC 0022-0099	2 WALKER ST.
*17	50745	53500	2755	0.00	186.44	186.44	4091	ELEVATION SUSHI AND TACOS, LLC 0023-0147	103 MAIN ST.
*18	16540	16995	455	0.00	114.80	114.80	4092	THE CARRY ALL CORNER, LLC 0023-0147	103 MAIN ST.
Book 1 Total:				0.00	8,573.23	8,573.23			
Total:				0.00	8,573.23	8,573.23			

Consumption Report

- - - - Sewer - - - -

Book	SEWER	RESRV	EDU	4	5	6	7	8	9	Total
1	39,408	0	0	0	0	0	0	0	0	39,408
Total:	39,408	0	0	0	0	0	0	0	0	39,408

Billing Edit Report

01/31/2023

Page 2

Calculation Summary Report

<u>Water</u>		<u>Sewer</u>	
Override	0.00	Override	0.00
Flat	0.00	Flat	0.00
Units	0.00	Units	7,345.76
Consumption	0.00	Consumption	1,227.47
Miscellaneous	0.00	Miscellaneous	0.00
Adjustments	0.00	Adjustments	0.00
Tax	0.00	Tax	0.00
Total	0.00	Total	8,573.23

User Category Summary

Category	<u>Water</u> Count	Cons	Amount	Category	<u>Sewer</u> Count	Cons	Amount
				1 SEWER METER	17	39408	8,573.23

* = Override



Town of Bridgton

3 Chase Street, Suite 1
Bridgton, ME 04009

Brenda Day
Code Enforcement Officer

MEMORANDUM

To: Bridgton Board of Selectmen
Robert A. Peabody, Jr., Town Manager
David Madsen, Public Services Director

From: Brenda Day, E-911 Addressing Officer

Date: February 15, 2023

Re: Community Way

The property owner of Map 9 Lot 27F C has proposed the following names for the private road:

First Choice: Sunrise Lane

Second Choice: Cottage Brook Rd

Third Choice: Community Way

This office recommends approval of Community Way and Cumberland County E911 Dispatch Center supports this recommendation.

Thank you for your consideration.

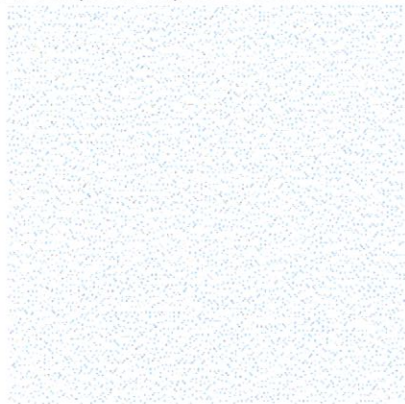
Attachments: Proposed Street Name Request Application
Location Maps

Brenda Day

From: Deborah Plummer <DPlummer@cumberlandcounty.org>
Sent: Thursday, February 16, 2023 11:03 AM
To: Brenda Day
Subject: Re: Road Name

There is a Rising Sun Lane in Bridgton as well as a Cottage St. I would suggest the **Community Way**. Thanks, as always, for checking in! Deb

On Thu, Feb 16, 2023 at 7:59 AM Brenda Day <bday@bridgtonmaine.org> wrote:



The Town of Bridgton received a request for a new road name:

1st choice: Sunshine Lane

2nd choice: Cottage Brook rd

3rd choice: **Community Way**

It is recommended that we approve the second choice, Cottage Brook Road.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789

--

Deb Plummer, Deputy Director
Cumberland County Regional Communications Center
22B High Street
Windham, ME 04062

207-892-3245
Cell: 207-756-0263



Notice: Under Maine law, documents - including e-mails - in the possession of public officials or employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Brenda Day

To: Deborah Plummer
Subject: Road Name

The Town of Bridgton received a request for a new road name:

1st choice: Sunshine Lane

2nd choice: Cottage Brook rd

3rd choice: Community Way

It is recommended that we approve the second choice, Cottage Brook Road.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789



TOWN OF BRIDGTON, MAINE STREET NAME REQUEST FORM

Application fee \$110.00 per sign

Date paid: 1 / 31 / 2023

Applicant Information:

Name: Cottages at Willett Brook Assoc. Inc. Phone #: (207) 803-8451

(current) Mailing Address: 234 South High St. BRIDGTON

Email address: thecottageshoa@outlook.com

Signature Vicki Billings - Pres. Date 01 / 31 / 2023
Vicki Billings - PRESIDENT

Proposed street is a: Private Way Subdivision Road/Name of Subdivision: Cottages at Willett Brook

New street access off (name of street): South High St and between numbers 220 and 280

Tax map and lot numbers(s) of access points: 009A 9-27F (51-60)

Length of new street (in feet): 787 Number of lots accessed by new street: _____

Other owners that access their property from this private way:

Name: _____ Map/Block/Lot: _____

Name: _____ Map/Block/Lot: _____

Name: _____ Map/Block/Lot: _____

Applicant MUST submit a plan or sketch showing the road to be named, location of all driveway entries and distances from crossroads with application.

Proposed Names of New Street (in order of preference):

1st Choice: SUNRISE LANE Accepted Rejected Reason: _____

2nd Choice: COTTAGE BROOK ROAD Accepted Rejected Reason: _____

3rd Choice: COMMUNITY WAY Accepted Rejected Reason: _____

Return this completed form with a plan/sketch showing the road to be named, and payment to:
E-911 Addressing Officer, 3 Chase Street, Suite 1, Bridgton, ME 04009

For office use only

Date application was received: ____/____/____ Sketch attached

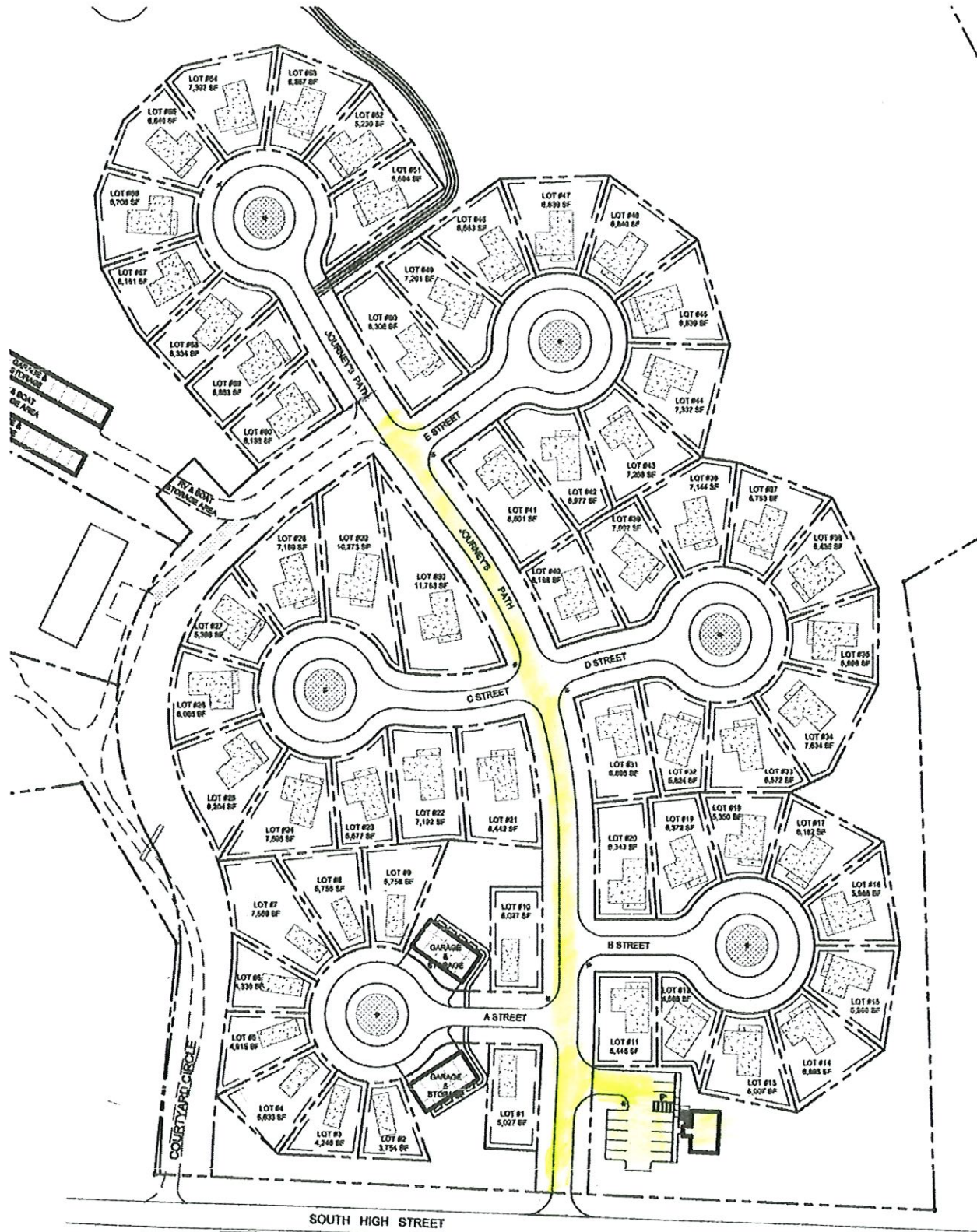
Street name recommended by E-911 Addressing Officer: 1st choice 2nd choice 3rd choice

Cumberland County Dispatch Center Supports Recommendation Yes No

Approved by Board of Selectmen: ____/____/____

Mapping updated
Notifications sent
Complete
Initials: _____

Site Map and Plan





Town of Bridgton

3 Chase Street, Suite 1
Bridgton, ME 04009

Brenda Day
Code Enforcement Officer

MEMORANDUM

To: Bridgton Board of Selectmen
Robert A. Peabody, Jr., Town Manager
David Madsen, Public Services Director

From: Brenda Day, E-911 Addressing Officer

Date: February 16, 2023

Re: Triggiani Trail Way

The property owner of Map 56 Lot 22Z has proposed the following names for the private road:

First Choice: Triggiani Trail Way

Second Choice: Pleasant Mountain Place

Third Choice: Lower Haggett's Way

This office recommends approval of Triggiani Trail Way and Cumberland County E911 Dispatch Center supports this recommendation.

Thank you for your consideration.

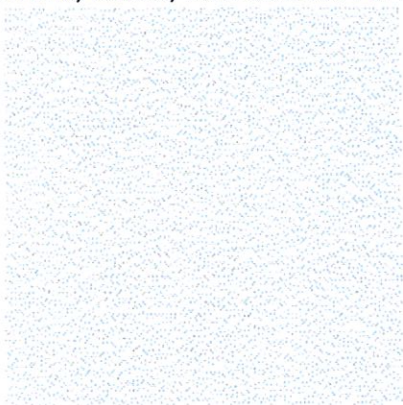
Attachments: Proposed Street Name Request Application
Location Maps

Brenda Day

From: Deborah Plummer <DPlummer@cumberlandcounty.org>
Sent: Thursday, February 16, 2023 1:20 PM
To: Brenda Day
Subject: Re: Road Name

Those all look good, pity the person when we ask them to repeat and spell their road name under stress!

On Thu, Feb 16, 2023 at 12:48 PM Brenda Day <bday@bridgtonmaine.org> wrote:



The Town of Bridgton received a request for a new road name:

1st choice: Triggiani Trail Way

2nd choice: Pleasant Mountain Place

3rd choice: Lower Haggett's Way

It is recommended that we approve the First choice, Triggiani Way.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789

--

Deb Plummer, Deputy Director
Cumberland County Regional Communications Center
22B High Street
Windham, ME 04062

207-892-3245
Cell: 207-756-0263



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Brenda Day

To: Deborah Plummer
Subject: Road Name

The Town of Bridgton received a request for a new road name:

1st choice: Triggiani Trail Way

2nd choice: Pleasant Mountain Place

3rd choice: Lower Haggett's Way

It is recommended that we approve the First choice, Triggiani Way.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789



TOWN OF BRIDGTON, MAINE STREET NAME REQUEST FORM

Application fee \$110.00 per sign

Date paid: ____/____/____

Applicant Information:

Name: Joseph Triggiani Phone #: 207-522-1729

(current) Mailing Address: 129 Rabbit Road, Durham, Maine 04222

Email address: jtriggia@bowdoin.edu

Signature Joseph Triggiani

Date 2/ 8 / 2023

Proposed street is a: Private Way Subdivision Road/ Name of Subdivision: Schiersruenberg

New street access off (name of street): Mountain Road and between numbers 73 and 40

Tax map and lot numbers(s) of access points: #22

Length of new street (in feet): 520 Ft Number of lots accessed by new street: 2

Other owners that access their property from this private way:

Name: _____ Map/ Block/ Lot: _____

Name: _____ Map/ Block/ Lot: _____

Name: _____ Map/ Block/ Lot: _____

**Applicant MUST submit a plan or sketch showing the road to be named,
location of all driveway entries and distances from crossroads with application.**

Proposed Names of New Street (in order of preference):

1st Choice: Triggiani Trail Way Accepted Rejected Reason: _____

2nd Choice: Pleasant Mountain Place Accepted Rejected Reason: _____

3rd Choice: Lower Haggett's Way Accepted Rejected Reason: _____

Return this completed form with a plan/ sketch showing the road to be named, and payment to:
E-911 Addressing Officer, 3 Chase Street, Suite 1, Bridgton, ME 04009

For office use only

Date application was received: ____/____/____ Sketch attached

Street name recommended by E-911 Addressing Officer: 1st choice 2nd choice 3rd choice

Cumberland County Dispatch Center Supports Recommendation Yes No

Approved by Board of Selectmen: ____/____/____

Mapping updated
Notifications sent
Complete
Initials: _____

