

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