

Select Board Meeting Minutes

March 14, 2023; 4:30 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; Town Clerk Laurie L. Chadbourne; Code Enforcement Officer Brenda Day; Public Services Director David Madsen; Executive Assistant Nikki Hodgkins

1. Call to Order

Chair Lone called the meeting to order at 4:30 P.M.

2. Pledge of Allegiance

The Board recited the “Pledge of Allegiance.”

3. 4:30 P.M. Executive Session per MRS Title 1 § 405(6)(E) Legal Matters

Consultation with the municipality and its attorney regarding a code violation against Stark Storage located at 1161 North High Street

Motion was made by Select Board Member Tworog to enter executive session at 4:30 P.M. per MRS Title 1, Section 405.6.E for consultation with the municipality and its attorney regarding a code violation against Stark Storage located at 1161 North High Street; second from Vice-Chair McHatton. 5 approve/0 oppose **Motion** was made by Select Board Member Tworog to exit executive session at 4:55 P.M.; second from Vice-Chair McHatton. 5 approve/0 oppose

4. Action Items Following Executive Session (if applicable)

Motion was made by Select Board Member Tworog to pursue a land use enforcement action against Stark Storage; second from Vice-Chair McHatton. 5 approve/0 oppose

5. Approval of Minutes: February 28, 2023

Motion was made by Vice-Chair McHatton for approval of the minutes from the February 28, 2023 Select Board Meeting; second from Select Board Member Tworog. 5 approve/0 oppose

6. Public Comments on Non-Agenda Items

Dustin Roma reported that he represented Stark Storage through the Planning Board process. In going through that process, the Planning Board requested that the sign be installed without internal illumination. After the meeting, Stark Storage objected to that condition, which was noted, as the sign ordinance allows for internal illumination in that area and a permit was issued through the Code Enforcement Office. Mr. Roma does not understand how the Planning Board can single out one business since the Sign Ordinance allows for internal illumination in that area.

Mark Lopez had the same condition put on a similar project in that area and stated that when the Planning Board puts conditions on approval, those conditions must be met no matter what the ordinance requires.

7. Committee/Liaison Reports

There were no committee/liaison reports.

8. Correspondence, Presentations and Other Pertinent Information

There were no correspondence, presentations, or other pertinent information.

Chair Lone brought agenda item 11 forward

11. New Business

a. Awards and Other Administrative Recommendations

1. Notice of Conditional Contract Awards under RFA #200208126, 2022 Stream Crossing Public Infrastructure Improvement Project

Town Manager Peabody provided the Board with the 2022 Grants for Stream Crossing Infrastructure Improvements grant request submitted by the Town to the Maine Department of Environmental Protection (MDEP) for replacement of the culvert crossing Sucker Brook on Wildwood Road. He thanked Executive Secretary Nikki Hodgkins, Public Services Director David Madsen, Engineer Brent Bridges and Woods Pond resident Jeff Stern for all their efforts. He also provided the award letter from MDEP, Conditional Contract Award, awarding the Town \$150,000 towards the estimated cost of \$255,000. **Motion** was made by Chair Lone to accept the 2022 Grants for Streaming Infrastructure Improvements awarded by MDEP and to fund the Town's project share from the Capital Projects Reserve Fund; second from Select Board Member Murphy. 5 approve/0 oppose Chair Lone thanked all for a job well done!

2. Proposed Memorial and Special Gift Donations Application

Public Services Director Madsen presented a draft proposed memorial and special gift donation application that would repeal and replace the current policy on donated park benches. He noted that it makes the process seamless for those making donation and gives the Town more control over the process. The Board supported moving forward with the application process and suggested that the document be updated for approval.

3. Review of Tax Acquired Property Policy

Vice-Chair McHatton does not support the section of the tax acquired policy that mandates the property be brought up to code prior to allowing the prior owner to redeem when making payment in full. He noted that many properties are not up to code and sometimes people fall on hard times and do not have the funding or resources to bring their property up to code. Discussion ensued.

9. 5:30 P.M. Public Hearings

Community Development Advisory Committee Recommendations to the Select Board for Funding the 2023-2024 Community Block Grant Applications

Chair Lone opened the public hearing at 5:30 P.M. to hear public comment on the Community Development Advisory Committee recommendations to the Select Board for funding the 2023-2024 Community Block Grant Applications. There were no public comments. Chair Lone closed the hearing at 5:34 P.M.

10. Action Items Following Public Hearing

Community Development Advisory Committee Recommendations to the Select Board for Funding the 2023-2024 Community Block Grant Applications

Motion was made by Vice-Chair McHatton to approve the proposed 2023-2024 Community Development Block Grant (CDBG) 2023-2024 funding projects; second from Select Board Member Murphy. 5 approve/0 oppose

11. New Business

a. Awards and Other Administrative Recommendations

1. Notice of Conditional Contract Awards under RFA #200208126, 2022 Stream Crossing Public Infrastructure Improvement Project

This item was addressed earlier in the meeting.

3. Review of Tax Acquired Property Policy

This item was addressed earlier in the meeting.

b. Permits/Documents Requiring Board Approval

1. Certification of Proposed Ordinances and Orders for June 13, 2023 Election

a. Amendments to the Fire Protection and Life Safety Ordinance

Motion was made by Select Board Member Tworog to certify and place Referendum Ballot Question “Shall an ordinance entitled “Amendments to the Town of Bridgton Fire Protection and Life Safety Ordinance” before the voters for their consideration on June 13, 2023; second from Chair Lone. 5 approve/0 oppose

b. Repeal of Ordinance for Adoption of the International Building Code for One- and Two-Family Dwellings

Motion was made by Vice-Chair McHatton to certify and place Referendum Ballot Question “Shall an ordinance entitled “Repeal of Ordinance for Adoption of the International Building Code for One- and Two-Family Dwellings” before the voters for their consideration on June 13, 2023; second from Select Board Member Tworog. 5 approve/0 oppose

c. Repeal of Town of Bridgton Phosphate Detergent Ordinance

Motion was made by Chair Lone to certify and place Referendum Ballot Question “Shall an ordinance entitled “Repeal of Town of Bridgton Phosphate Detergent Ordinance” before the voters for their consideration on June 13, 2023; second from Select Board Member Tworog. 5 approve/0 oppose

Motion was made by Select Board Member Tworog to recommend a “yes” vote on all three referendum questions; second from Vice-Chair McHatton. 5 approve/0 oppose

c. Selectmen’s Concerns

There were no concerns.

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.

Superintendent Al Smith will be presenting the MSAD 61 school budget to the Select Board at their March 28th meeting.

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:

keepingcumberlandcountycwarm-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.

Nomination papers are available for the following offices (2) Select Board Member/Assessor/Overseer of the Poor; (1) Planning Board Regular Member; (1) Planning Board Alternate Member; (2) MSAD #61 Director; (1) Water District Trustee: all three-year terms. The filing deadline is the close of business hours on April 14, 2023.

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.

Recreation

The Ice Rink is open all week and weekend. 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.

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.

Police Department

Bridgton Police Department will be partnering with Bushido Karate Dojo and Bridgton Rec in offering a Self Defense workshop on March 21, Bridgton Town Hall 6:00-7:30pm. There is a recommended donation of \$15 per person to benefit Tucker's House.

Officer Chaine and K9 Gibbs are getting ready for academy training next week. Special thanks to the many community members and businesses who have reached out and offered to support the program.

Lastly, the Department is currently hiring full-time patrol positions.

12. Old Business**a. Wastewater Status Update**

Town Manager Peabody provided a brief wastewater status update.

13. Treasurer's Warrants

Motion was made by Select Board Member Murphy for approval of Treasurer's Warrants numbered 1084, 1085, 1086, 1087, 1088 and 1089; second from Select Board Member Tworog. 5 approve/0 oppose

14. Public Comments on Non-Agenda Items

Planning Board Chair Deb Brusini reported that the Planning Board will be conducting a public hearing on the Land Use Code on Tuesday, March 21, 2023.

Chair Lone reported that the meeting with Representative Walter Riseman at the Community Center originally schedule for tomorrow (March 15) has been postponed to April.

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

March 28, 2023 (Regular Meeting); April 11, 2023 (Regular Meeting)

16. Adjourn

Chair Lone adjourned the meeting at 5:50 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk