

Select Board Meeting Minutes

April 25, 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; Executive Assistant Nikki Hodgkins; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie L. Chadbourne; Police Chief Philip Jones; Public Services Director David Madsen; Fire Chief Glen Garland.

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:

a. April 11, 2023

Motion was made by Vice-Chair McHatton for approval of the minutes from the April 11, 2023 Board Meeting; second from Select Board Member Murphy. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Chief Jones introduced Kortnie Sanchez, Bridgton Police Liaison. Ms. Sanchez provided a brief overview of her role and the Board welcomed her to Bridgton.

Town Manager Peabody suggested that the Select Board meet for discussion of the trees in Pondicherry Park. The Select Board set a workshop meeting for Monday, May 1st at 5:00 P.M.

Rachel Sylvester suggested that the Town place an “Equity, Diversity, and Inclusion Statement” on the website to which the Select Board requested that Ms. Sylvester submit a proposal to include language for their review and consideration at the next meeting.

Rachel Sylvester asked if the Select Board would fly the progress flag at the Town Office during the month of June to which the Select Board requested that Ms. Sylvester submit a request for Select Board review and consideration at their next meeting.

5. Committee/Liaison Reports

There were no committee/liason reports.

6. Correspondence, Presentations and Other Pertinent Information

a. Road Damage on Holden Hills (Private Way)

Libby Graffam requested that the Town repair the damage caused by a plow truck on the road in front of her home in Holden Hills. She also voiced concerns that her road is no longer being plowed. Public Services Director David Madsen responded that the damage caused by the Town will be repaired and confirmed that the private section of Holden Hills will not be plowed. Ms. Graffam added that none of Holden Hills is public and the Town should not be plowing there at all to which Director Madsen cited the March 1974 Town Meeting records where the Town voted to accept 650 feet into Holden Development.

7. 5:30 P.M. Public Hearings

a. Special Amusement Permit Application from Stella's on the Square located at 6 North High Street for Live Music and Shows

Chair Lone opened the public hearing to accept written and oral comments on a special amusement permit application from Stella's on the Square located at 6 North High Street at 5:30 P.M. There were no comments. Chair Lone closed the hearing at 5:31 P.M.

8. Action Items Following Public Hearing

a. Special Amusement Permit Application from Stella's on the Square located at 6 North High Street for Live Music and Shows (renewal)

Motion was made by Select Board Member Tworog to approve a Special Amusement Permit to Stella's on the Square; second from Select Board Member Murphy. 5 approve/0 oppose

9. New Business

a. Awards and Other Administrative Recommendations

1. Disposal of Property on Sleigh Bell Lane (Map 9 [49](#), Lot 3, and Lot 4)

The Board reviewed the proposed information packet for placing Map 49, Lots 3 and 4 out to bid. Discussion ensued regarding allowing time for the open space and comprehensive plan to review the properties versus the sale of property to generate revenue through taxes. **Motion** was made by Vice-Chair McHatton to place both Map 49, Lot 3 and Map 49, Lot 4 out to bid; second from Selectman Murphy. 2 approve/3 oppose (Lone, Tworog, and Castleman-Ross were opposed)

2. Open-Ended or Capped Warrant Articles for Budget Items

Vice-Chair McHatton suggested that the warrant articles be open to attract more voters to the meeting. **Motion** was made by Vice-Chair McHatton to designate "open" warrant articles for appropriations; second from Castleman-Ross. 2 approve/3 oppose (Lone, Tworog, and Murphy were opposed)

Motion was made by Select Board Member Tworog to designate "capped" warrant articles for appropriations; second from Select Board Member Murphy. 4 approve/1 oppose (McHatton was opposed)

b. Permits/Documents Requiring Board Approval

1. Application to Register Beano/Bingo from St. Joseph's Men & Women's Club

Motion was made by Select Board Member Tworog to approve the Application to Register Beano/Bingo from St. Joseph's Men & Women's Club; second from Vice-Chair McHatton. 5 approve/0 oppose

2. Lake Level Policy Amendments

Public Services Director David Madsen provided a summary of the proposed changes. **Motion** was made by Vice-Chair McHatton to approve the revised Lake Levels Policy and Procedures Policy; second from Select Board Member Murphy. 5 approve/0 oppose

3. Business Licenses

a. Victualer's License to Stella's on the Square located at 6 North High Street (renewal)

b. Victualer's License to Ruby Food located at 160 Main Street (renewal)

Motion was made by Select Board Member Tworog to approve the Victualer's License to Stella's on the Square and Ruby Food; second from Vice-Chair McHatton. 5 approve/0 oppose

c. Medical Marijuana Caregiver Retail Store License to Maine Only Cannabis located at 316 Portland Road (renewal)

Motion was made by Select Board Member Tworog to approve the Medical Marijuana Caregiver Retail Store License to Maine Only Cannabis; second from Vice-Chair McHatton. 5 approve/0 oppose

4. Certificate of Commitment of Sewer User Rates Commitment #274

Motion was made by Vice-Chair McHatton to commit the January 1, 2023 to March 31, 2023 Sewer User Rate Commitment #274 comprising three pages totaling \$2,727.75 to the Treasurer for collection.

5 approve/0 oppose

c. Select Board Concerns

- **Select Board Member Murphy** had no concerns.
- **Select Board Member Castleman-Ross** asked why haunted investigations is on the map off Cody's Way to which Select Board Member Tworog responded that there is a business by that name located there.
- **Select Board Member Tworog** questioned the streetscape and lower main project deficit fund balance as he was expecting to receive additional information to which Town Manager Peabody responded that the Finance Officer is working with the auditors and will report back to the Board.
- **Select Board Member Tworog** asked if Town Manager Peabody has any revenue concerns for the year to date begin at a benchmark of 47% to which Town Manager Peabody will review.
- **Vice-Chair McHatton** had no concerns.
- **Chair Lone** had no concerns.

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

Deputy Town Manager Fleck read the following into the record:

Town Clerks Office: Nomination papers were returned for the following offices: Select Board/ Assessor/Overseer of the Poor - Carrye L. Castleman-Ross; Daniel J. Harden; James W. Kidder and Paul A. Tworog (2 seats are open) Planning Board Member – Angela L. Cook; Charles Kenneth Gibbs (1 Seat is open) Planning Board Alternate – No Candidates (1 seat is open) MSAD 61 Director; Richard T. Meek (2 seats are open) Water District Trustee; Barry N. Gilman (1 seat is open).

General: Night work will be conducted by Sargent Corporation, at various points across North High Street beginning at 6:00p.m. and ending at 6:00a.m. starting Wednesday, April 26, 2023. Night work is expected to be completed in approximately 2.5 weeks. Traffic is expected to be limited to one lane and flaggers will be present for traffic control purposes.

Second Saturday Artwalk begins May 13th with sidewalk artists, special exhibits and gallery openings.

Bridgton Recreation : Town Hall Gym will be closed on May 22-24 (MSAD 61 Budget validation) May 25–June 2 (Gym Floor Annual Maintenance) June 12–June 16 (Bridgton Town Meeting and Election) and June 19-August 25 (Bridgton Rec Summer Enrichment Program).

The Town of Bridgton's recreation is a vibrant and active department with activities for all ages. Please refer to our website for a listing of all events and sign-up information.

Community Development: The CDAC is hosting *Viewshed*, the consulting team drafting Bridgton's Open Space Plan, tomorrow morning, April 26th at 9AM. This will be the team's final presentation to the CDAC before bringing the plan to the Selectboard. Anyone is welcome to join in person (in this room) or online by clicking the zoom link attached to the CDAC agenda on the town website.

The Revenue and Expenditure Report for the month of March 31, 2023, shows a benchmark of 75% with revenues at 47.2% and expenditures at 73.9%.

Bridgton Police Department: BPD is currently hiring for immediate patrol openings, please call or stop in if interested.

Please refer to our website www.bridgtonmaine.org for more information on events, etc. and to subscribe for alerts.

Public Services Director David Madsen reported that the night road work on North High Street and South High Street is now scheduled for next Monday, Tuesday and Wednesday.

10. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

11. Treasurer's Warrants

Motion was made by Select Board Member Tworog for approval of Treasurer's Warrants numbered 1100-1104, all inclusive; second from Vice-Chair McHatton. 5 approve/0 oppose

12. Public Comments on Non-Agenda Items

See below after agenda item 13.

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

May 1st (Tree Workshop); May 9, 2023 (Regular Meeting); May 23, 2023 (Regular Meeting); June 13, 2023 (Regular Meeting and Annual Town Election)

12. Public Comments on Non-Agenda Items (continued)

Kevin Raday stated that the Highland Road sidewalks look wonderful noting that the support of the Community Development Advisory Committee and block grant worked out very well.

Kevin Raday reported that there will be an open space presentation tomorrow and the Select Board will receive a final report in May or June.

Kevin Raday commended the Select Board for getting along so well, even during disagreements.

14. Adjourn

Motion was made by Vice-Chair McHatton to adjourn the meeting at 6:40 P.M.; second from Select Board Member Murphy. 5 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk