

SELECT BOARD MEETING AGENDA

DATE: Tuesday, August 8, 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.

<https://www.gotomeet.me/BridgtonMaine/bos>

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1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes: July 25, 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. Caucus of the Municipal Officers in Cumberland County Commissioner District #1
 - b. Bridgton Harvest Moon Update
7. Public Hearing at 5:30 P.M.
 - a. Special Amusement Permit Application From Standard Gastropub (233 Main Street) For Live Music And Entertainment
8. Action Items Following Public Hearing
 - a. Special Amusement Permit To Standard Gastropub (233 Main Street) For Live Music And Entertainment
9. New Business
 - a. Awards and Other Administrative Recommendations
 1. Donation to Recreation Department from Lisa and Andrew Clark
 2. Appointment to Ecomaine Board of Directors
 3. Discussion of Agenda Protocol
 - b. Permits/Documents Requiring Board Approval
 1. Business License Renewals
 - a. Medical Marijuana Large-Scale Caregiver Operation to Armonice, LLC Located at 527 Portland Road
 - b. Victualer's License to Nora Belle's Located at 2 Cottage Street, Unit 1
 - c. Select Board Comments
 - d. Town Manager's Report/Deputy Town Manager's Report

10. Old Business (*Board of Selectmen Discussion Only*)
 - a. Project Status Updates
11. Treasurer's Warrants
12. Public Comments on Non-Agenda Items (*Each speaker **may** be limited to 3 minutes.*)
13. Dates for the Next Select Board Meetings
August 22, 2023
September 12, 2023
September 26, 2023
October 5, 2023 at 5PM (Transfer Station Workshop)
14. Adjourn

Town Manager's Notes
Board of Selectmen's Meeting
August 8, 2023

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Minutes:**
 - a. July 25, 2023
***Suggested Motion:** Move to approve the July 25, 2023, Selectboard Minutes.*
5. **Committee/Liaison Reports**
6. **Correspondence, Presentations and Other Pertinent Information**
 - a. The Board has been notified that there will be a District 1 caucus of Municipal Officers on Monday, September 11 at the Cumberland County Courthouse in the Peter J. Feeney Conference Room at 5:15pm to vote for one Cumberland County Finance Committee member for a two-year term. If more than two members attend, it will need to be noticed as a meeting. Please see the Notice of Caucus in your binder.
 - b. Bridgton Harvest Moon organizers will be updating the Board on the event.
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 Special Amusement Permit from Standard Gastropub.
8. **Action Items Following Public Hearing**
 - a. ***Suggested Motion:** Move to approve Special Amusement Permit for Standard Gastropub.*
9. **New Business**
 - a. Awards and Other Administrative Recommendations
 1. Andrew and Lisa Clark are donating \$1,000 to be used for the completion of the Snack Shack at the Ham Complex. Please see the provided information in your binder.
 1. ***Suggested motion:** Move accept a \$1,000 donation by Andrew and Lisa Clark towards the completion of the Snack Shack at the Ham Complex*
 2. The Board has not formerly appointed a representative to the ecomaine Board of Directors. The Town Manager was appointed as an alternate and has been functioning as a Board member to ensure representation on the Board. In your binders, please find the By-Laws.
***Suggested motion:** Move to appoint _____ to the ecomaine Board of Directors and _____ as the Alternate.*
 3. Board discussion of Agenda protocol. No information provided.
 - b. Permits/Documents Requiring Board Approval
 1. Business License Renewals:
 - a. ***Suggested motion:** Move to approve a Medical Marijuana Large-Scale Caregiver Operation license renewal to Armonice, LLC.*
 - b. ***Suggested motion:** Move to approve a Victualer's License renewal to Nora Belle's.*
10. **Old Business**
 - a. Projects Update

Select Board Meeting Minutes

July 25, 2023; 5:00 P.M.

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

Department Heads Present: Town Manager Robert A. Peabody, Jr; Town Clerk Laurie L. Chadbourne; Police Chief Phil Jones; Recreation Director Gary Colello; Community Development Director Victoria Hill.

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. Approval of Minutes: July 11, 2023

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

4. Public Comments on Non-Agenda Items

Planning Board Chair Deb Brusini reported active engagement with the Code Enforcement Officer and Community Development Director on LD2003. The Planning Board will be seeking public comment during ordinance development.

Community Development Director Victoria Hill reported that she has applied for reimbursement of legal costs for LD2003. Bridgton is eligible for up to \$10,000 and we should be hearing back soon.

5. Committee/Liaison Reports

Member Castleman-Ross encouraged public input and attendance at the Transfer Station Workshop scheduled for October 5, 2023.

The Eastern Airport Authority has provided Chair Lone with a lot of information, she noted that it's an exciting facility and they are working on a management plan.

6. Correspondence, Presentations and Other Pertinent Information

a. Fidium Fiber Build in Bridgton

Sarah Davis, Senior Vice-President of Government Affairs at Consolidated Communications, Fidium Fiber's parent company provided a brief presentation of regarding the local build-out for providing broadband internet to Bridgton residents. Ms. Davis responded to several questions asked by the Board. The Board thanked Ms. Davis.

b. Greater Portland Council of Governments (GPCOG) Housing Grant Opportunity

Christian Roadman, Senior Planner at CPCOG, would like to partner with Bridgton to apply for a grant to increase housing opportunities. Community Development Director Hill added that the grant will be used to conduct a feasibility study to determine parcels that may support affordable housing, an assessment without commitment. **Motion** was made Chair Lone to sign a letter of support for the affordable housing study; second from Member Murphy. 5 approve/0 oppose

7. New Business

a. Awards and Other Administrative Recommendations

1. Adoption of the Town of Bridgton Open Space Plan

Community Development Director Hill reviewed the proposed Open Space Plan and responded to several questions asked by the Board. **Motion** was made by Chair Lone to adopt the Town of Bridgton Open Space Plan; second from Chair Lone. 5 approve/0 oppose Director Hill will develop a committee charge for Board review and consideration.

b. Permits/Documents Requiring Board Approval

1. Certificate of Commitment of Sewer User Rates Commitment #277

Motion was made by Vice-Chair McHatton to commit the April 1, 2023 to June 30, 2023 Sewer User Rate Commitment #277 comprising 3 pages totaling \$2,701.68 to the Treasurer for collection; second from Member Tworog. 5 approve/0 oppose

2. MMA Annual Election – Vice-President and Executive Committee Members

Motion was made by Member Tworog to approve the slate of candidates as presented; second from Chair Lone. 5 approve/0 oppose

c. Select Board Comments

- **Member Murphy** thanked all the residents and businesses that participated in another successful Music on Main event.
- **Member Castleman-Ross** thanked Deb Brusini for all her work on LD 2003 and hopes that solutions for affordable housing in Bridgton are forthcoming.
- **Member Castleman-Ross** appreciated the presentation from Anne Krieg about the work they are doing in Bangor noting that Bridgton can learn a lot from their experience.
- **Member Tworog** urged anyone that is interested in affordable housing to attend the continuation of the Planning Board public hearing regarding downtown development that includes fifteen new units of housing.
- **Member Tworog** requested review of the Lake Level Policy be added to a future agenda.
- **Member Tworog** requested discussion of voting of items that are not on the agenda be added to a future agenda.
- **Member Tworog** asked for an update on projected studies of major projects that require grants or town funding. Town Manager Peabody responded that the police department is working on their annual public safety grant, Community Development Director Hill will be providing an update on the HAM Complex later in the meeting and there has been some discussion regarding a sidewalk grant offered by MDOT.
- **Member Tworog** requested a breakdown of vendor transactions and worked performed at HAM Complex to include name, vendor, what was purchased, and the cost.
- **Vice-Chair McHatton** noted the difficulty in getting through the pathway at the Town Office parking lot due to the weeds to which Town Manager Peabody responded that he and the Public Services Director will be resolving.
- **Chair Lone** reminded members to remain pleasant noting that she prefers to run the meetings following the Maine Moderators Manual.
- **Chair Lone** requested an update of the K9 project to which Town Manager Peabody responded that the original dog is now serving a department in Massachusetts and as soon as the new K9 Officer is identified, the Town will move forward with another K9.

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

Town Manager Peabody read the following report into the record:

General Information

The Town is accepting applications for full-time Police Officers, and seasonal Park Rangers. Job descriptions and applications may be found the Town's website.

Town Clerk/Tax Collector's Office

Applications are being accepted for the Senior Property Tax Relief Program. Applications are available on the Town's website and at the counter. The deadline is August 1st.

Police Department

The PD will be hosting National Night Out (a community block party) at the Skate Park next Tuesday from 5pm-8pm. There will be many community partners present giving away pizza, cotton candy, snow cones, and other treats. MEH will once again be hosting a bird house building station, officers will be in the dunk tank to raise money for a good cause, there will be a distracted driving demo using golf carts and our impaired driving goggles. There will also be a K9 demonstration and live music from local legend Bruce Marshal.

There is no cost to attend, we hope to see everyone there.

8. Old Business

a. ~~Wastewater~~ Project Status Update

Town Manager Peabody provided brief project status updates.

9. Treasurer's Warrants

Motion was made by Vice-Chair McHatton for approval of Treasurer's Warrants numbered 201, 203, 204, 1134, 1135, and 1136; second from Chair Lone. 5 approve/0 oppose

10. Public Comments on Non-Agenda Items

Community Development Director Hill and Recreation Director Colello are working on a thorough review process for the HAM Complex involving the hiring of a company to review all options and recommend a master plan. A request for proposals has been issued and will be funded through the Recreation Department.

Recreation Director Colello thanked all involved with the state softball tournament, including Rex Rolfe for all his efforts. Director Colello reported that approximately \$5,000 was received through entrance fees and the snack shack. Town Manager Peabody also thanked Rex Rolfe for all his help.

11. Dates for the Next Select Board Meetings

August 8, 2023, August 22, 2023, October 5, 2023 at 5PM (Transfer Station Workshop)

12. Adjourn

Motion was made by Vice-Chair McHatton to adjourn the meeting at 6:41 P.M.; second from Member Murphy. 5 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk

Maine
Cumberland County

Notice of Caucus

District 1 – Finance Committee

Baldwin, Bridgton, Gorham, Scarborough, Sebago and Standish

TO: Municipal Officials
FROM: Neil D. Jamieson, Jr., Chair, Cumberland County Commissioner
RE: District #1 Caucus, Finance Committee
DATE: July 25, 2023

Pursuant to the provision of Section 5.4 of the Cumberland County Government Charter, established November 2010, which provides for the establishment of a Cumberland County Finance Committee, a caucus of the Municipal officers in Cumberland County Commissioner District #1 will be held on **Monday, September 11, 2023 at the Cumberland County Courthouse, 142 Federal Street, Portland, Maine 04101 in the Peter J. Feeney Conference Room at 5:15 pm.**

The municipalities in this District are:

Baldwin Bridgton Gorham Scarborough Sebago Standish

I need your help to assist the County in fulfilling its Charter requirements.

All Municipal Officers are invited to attend each respective District and vote for one Cumberland County Finance Committee member for a two-year term commencing September 2023.

The Finance Committee reviews and recommends the final budget to the Board of Commissioners for approval.

(Please note that if three or more of your elected municipal officers attend (or two of three selectmen), you will need to give notice locally pursuant to 1 MRSA 406 of their attendance at this public proceeding.)

If you have any questions, contact County Manager Jim Gailey at gailey@cumberlandcounty.org, or 871-8380.

Please post this public notice of need to appoint a new Cumberland County Finance Committee.

Laurie Chadbourne

From: Pam Ward <24pjward@gmail.com>
Sent: Tuesday, July 25, 2023 9:46 AM
To: Laurie Chadbourne
Subject: Selectmen Meeting

Hi Laurie,

The Bridgton Harvest Moon folks would like to attend the next Selectmen Meeting to give an update...Carmen thought it would be a good idea at the last meeting we attended.

Please let me know when it is and put us on the agenda. Thank you. Pam

Town of Bridgton
NOTICE OF PUBLIC HEARING

The Municipal Officers of the Town of Bridgton will hold a Public Hearing at 5:30 P.M. on Tuesday, August 8, 2023 to accept oral and written comments on a special amusement permit application from Standard Gastropub (233 Main Street) for live music and entertainment.

Please advertise on July 27, 2023.
Kindly confirm receipt.

Thank you,
Laurie L. Chadbourne
Town Clerk

SPECIAL AMUSEMENT PERMIT APPLICATION

As defined in Section 201 of the Town of Bridgton Special Amusement Ordinance, no Licensee for the sale of liquor to be consumed on his licensed premises shall permit, on his licensed premises, any music, except radio or other mechanical device, any dancing or entertainment of any sort unless the licensee shall have first obtained approval from the Board of Selectmen for a Special Amusement Permit.

The application for a Special Amusement Permit should be filed on this form with the Board of Selectmen or its' designated agent (Town Clerk). Payment of a \$25 fee is required at the time the application is filed. A copy of the Special Amusement Permit Ordinance is available upon request from the Bridgton Town Clerk.

The Board of Selectmen shall, prior to granting a permit, hold a public hearing within 30 days of the date you file your completed application at which time testimony will be received from you or your designated agent and/or any interested member of the public. Failure to attend the public hearing may result in a delay in issuing the permit.

Name of applicant: William H. Holmes

Address of applicant: 132 Pound Rd. Harrison, Maine 04040

Telephone # of applicant: 207.693.5431

Name of business: STANDARD GASTROPUB

Address of business: 233 Main St., Bridgton

Telephone # of business: 207 647 4100

Location of business (if different from address of business): "

Is business a: ☒ corporation / ☐ partnership / ☐ proprietorship

Type of Entertainment Planned: Live Music + Entertainment

Hours of Entertainment Planned: Not to exceed hours of normal operation

Has applicant ever had a license to conduct the business described herein denied or revoked or has the applicant or any partner or corporate officer ever been convicted of a felony? ☐ Yes / ☒ No If yes, please provide full details: _____

Current Liquor License #: _____ Expiration Date: 10/08/23 ☒ copy attached

Current Dance License #: N/A Expiration Date: _____ ☐ copy attached

Signature: [Signature] Date: 07/12/2023

FOR OFFICE USE ONLY:

AMOUNT PAID \$55.00 (\$25.00 PERMIT+ \$30 ADVERTISING)

DATE SUBMITTED ____/____/20__

RECEIVED BY: _____

BOARD OF SELECTMEN

DATE OF APPROVAL ____/____/20__

TOWN CLERK'S OFFICE • 3 CHASE STREET, SUITE 1 • BRIDGTON, ME 04009 • (207) 647-8786

REVISED 07.2015

STANDARD GASTROPUB

SCRATCH MADE. RESPONSIBLY SOURCED

OPEN

WED - MON 12-9PM

ORDER ONLINE!

BUY A GIFT CARD!

SPECIAL AMUSEMENT PERMIT APPLICATION

As defined in Section 201 of the Town of Bridgton Special Amusement Ordinance, no Licensee for the sale of liquor to be consumed on his licensed premises shall permit, on his licensed premises, any music, except radio or other mechanical device, any dancing or entertainment of any sort unless the licensee shall have first obtained approval from the Board of Selectmen for a Special Amusement Permit.

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Name of applicant: William H. Holmes

Address of applicant: 152 Pound Rd. Harrison, Maine 04040

Telephone # of applicant: 207.693.5431

Name of business: STANDARD GASTROPUB

Address of business: 233 Main St., Bridgton

Telephone # of business: 207 647 4100

Location of business (if different from address of business): "

Is business a: ☒ corporation / ☐ partnership / ☐ proprietorship

Type of Entertainment Planned: Live music + Entertainment

Hours of Entertainment Planned: Not to exceed hours of normal operation

Has applicant ever had a license to conduct the business described herein denied or revoked or has the applicant or any partner or corporate officer ever been convicted of a felony? ☐ Yes / ☒ No If yes, please provide full details: _____

Current Liquor License #: [REDACTED] Expiration Date: 10/08/23 ☒ copy attached

Current Dance License #: N/A Expiration Date: _____ ☐ copy attached

Signature: [Signature] Date: 07/12/2023

FOR OFFICE USE ONLY:

AMOUNT PAID \$55.00 (\$25.00 PERMIT+ \$30 ADVERTISING)

DATE SUBMITTED ____/____/20____ RECEIVED BY: _____

BOARD OF SELECTMEN

DATE OF APPROVAL ____/____/20____

TOWN CLERK'S OFFICE • 3 CHASE STREET, SUITE 1 • BRIDGTON, ME 04009 • (207) 647-8786

REVISED 07.2015

STANDARD GASTROPUB

SCRATCH MADE. RESPONSIBLY SOURCED

OPEN

WED - MON 12-9PM

ORDER ONLINE!

BUY A GIFT CARD!

COMPLIANCE CERTIFICATE

**Standard Gastropub
Special Amusement**

Code Enforcement Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License

Code Enforcement Officer or Authorized Representative

Fire Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☒ Not Required
☒ Compliance with Ordinance and Approval to Issue License

Fire Chief or Authorized Representative

Police Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License
☐ Yes or ☐ No: Background Check Completed and Attached

Police Chief or Authorized Representative

Tax Collector's Department

- ☐ Real Estate Taxes Paid Through ____/____/20____
☐ Personal Property Taxes Paid Through ____/____/20____

Tax Collector or Authorized Representative

Town Clerk's Department

- ☐ Yes or ☐ No: Current "State License" Provided -or-

Date New Application for "State License" was Submitted ____/____/20____ and is pending

Town Clerk or Authorized Representative

Please return to the Town Clerk.

COMPLIANCE CERTIFICATE

**Standard Gastropub
Special Amusement**

Code Enforcement Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License

Code Enforcement Officer or Authorized Representative

Fire Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License

Fire Chief or Authorized Representative

Police Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☒ Not Required
☒ Compliance with Ordinance and Approval to Issue License
☐ Yes or ☒ No: Background Check Completed and Attached



Police Chief or Authorized Representative

Tax Collector's Department

- ☐ Real Estate Taxes Paid Through ____/____/20____
☐ Personal Property Taxes Paid Through ____/____/20____

Tax Collector or Authorized Representative

Town Clerk's Department

- ☐ Yes or ☐ No: Current "State License" Provided -or-

Date New Application for "State License" was Submitted ____/____/20____ and is pending

Town Clerk or Authorized Representative

Please return to the Town Clerk.

COMPLIANCE CERTIFICATE

**Standard Gastropub
Special Amusement**

Code Enforcement Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☒ Not Required
☒ Compliance with Ordinance and Approval to Issue License

Brenda Day

Code Enforcement Officer or Authorized Representative

Fire Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License

Fire Chief or Authorized Representative

Police Department

- ☐ Local Inspection Conducted on ____/____/20____ or ☐ Not Required
☐ Compliance with Ordinance and Approval to Issue License
☐ Yes or ☐ No: Background Check Completed and Attached

Police Chief or Authorized Representative

Tax Collector's Department

- ☐ Real Estate Taxes Paid Through ____/____/20____
☐ Personal Property Taxes Paid Through ____/____/20____

Tax Collector or Authorized Representative

Town Clerk's Department

- ☐ Yes or ☐ No: Current "State License" Provided -or-

Date New Application for "State License" was Submitted ____/____/20____ and is pending

Town Clerk or Authorized Representative

Please return to the Town Clerk.

TOWN OF BRIDGTON

MEMO

TO: Board of Selectmen
FROM: Brenda Day, Code Enforcement Officer
RE: Gastro Pub
DATE: July 25, 2023

I am approving this application as I feel Mr. Holmes has met the Erosion Control standards set forth in the Land Use Ordinance after removing the retaining wall on his lot.

Erosion and Sedimentation Control Standards.

1. All activities involving filling, grading, excavation, or other similar activities which result in destabilized soil conditions and require a permit also require a soil erosion and sedimentation control plan. The plan must be submitted to the reviewing authority for approval and must include, where applicable, provision for:
 - (a) Mulching and revegetation of disturbed soil;
 - (b) Temporary runoff control features such as hay bales, silt fencing, or diversion ditches; and
 - (c) Permanent stabilization structures such as retaining walls or riprap.
2. To create the least potential for erosion, development must be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required must be avoided wherever possible, and natural contours must be followed as closely as possible.
3. Erosion and sedimentation control measures apply to all aspects of the proposed project involving land disturbance, and must be in operation during all stages of the activity. The amount of exposed soil at every phase of construction must be minimized to reduce the potential for erosion.
4. Any exposed ground area must be temporarily or permanently stabilized within one week from the time it was last actively worked by use of riprap, sod, seed, mulch, or other effective measures. In all cases permanent stabilization must occur within nine months of the initial date of exposure. In addition:
 - (a) Where mulch is used, it must be applied at a rate of at least one bale per 500 square feet and must be maintained until a catch of vegetation is established.
 - (b) Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - (c) Additional measures must be taken where necessary to avoid siltation into the water. Such measures may include the use of staked hay bales/or silt fences.
5. Natural and man-made drainage ways and drainage outlets must be protected from erosion from water flowing through them. Drainage ways must be designed and constructed to carry water from a 25-year storm or greater, and must be stabilized with vegetation or lined with riprap.
6. No activity may cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
7. Adequate provision must be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, or soil erosion. On-site absorption must be utilized to minimize discharges whenever possible.
8. In areas where ground cover is removed, with the exception of roads and parking areas, permanent seeding must be placed as soon as is practical but not later than 30 days from the start of construction.
9. Ground cover must not be removed between October 1 and May 1 from areas with an average slope in excess of 8% without approval of the reviewing authority.
10. Water channels, including ditches, culvert inlets, culvert outlets, and detention basin outlets, must be stabilized.
11. Cut and fill slopes must not exceed a three to one slope unless no reasonable

alternative exists, as determined by the CEO. Cut and fill slopes must be stabilized with vegetation, rock, or other suitable measures.

12. Until a disturbed area is permanently stabilized, sediment in runoff water must be trapped by the use of debris basins, sediment basins, silt traps, filter berms, check dams, or other suitable measures.

13. Existing catch basins and culverts on or adjacent to the site must be protected from sedimentation.

14. Stone check dams must be built and maintained at all points where newly constructed ditches channelize runoff flows to an adjacent property parcel.

15. Roof runoff from any newly-constructed or enlarged portion of an existing structure must drain to a roof drip edge collection system with the capacity to infiltrate and store runoff from a two-inch in 24-hour rainfall event.

16. Phosphorus export from any proposal required to obtain a permit from the Planning Board must not result in total annual export from the entire property parcel that exceeds 0.05 pounds per acre, as determined by using methods described in the Maine Stormwater Management Design Manual: Phosphorus Control Manual, Vol. II (DEP, Mar. 2016).

Riprap — Rocks, irregularly shaped, and at least six inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two units horizontal to one unit vertical or less.

**TOWN OF BRIDGTON
BRIDGTON PLANNING BOARD**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Property Owner: H.A. Mapes, Inc.
P.O. Box 157, Springvale, ME 04083

Applicant: William Henry Holmes
233 Main Street, Bridgton, Maine 04009

Business Name: Standard Gastropub

Property Location: 233 Main Street, Bridgton, Maine 04009
Tax Map 23 Lot 114

I. PROCEDURAL HISTORY

On May 27, 2016 a formal application was submitted to the Town of Bridgton with the required application fee and escrow.

On June 7, 2016 the Planning Board tabled the application due to improper abutter notification.

On July 5, 2016 the Bridgton Planning Board removed the application from the table to begin review of the application. William Holmes met with the Planning Board on this date to begin discussion of a proposal to add seasonal outdoor seating for customers. Also on this date the Bridgton Planning Board rendered a tentative approval.

On August 2, 2016 The Bridgton Planning Board rendered a formal decision.

II. FINDINGS OF FACT

1. The property is owned by H.A. Mapes Inc., P.O. Box 157, Springvale, Maine 04083. The applicant for the proposed project is William Henry Holmes, 233 Main Street, Bridgton, Maine 04009

2. The subject property is located at 233 Main Street, Bridgton, Maine known as Bridgton Tax Map 23 Lot 114.

3. William Henry Holmes is the owner/operator of the business known as Standard Gastropub. Standard Gastropub is an established business which has been operating at 233 Main Street, Bridgton, Maine known as Tax Map 23 Lot 114 for approximately three years via a lease agreement.

4. The applicant is proposing to add a fenced in deck area to be used for seasonal outdoor seating. Customers will place orders at the

counter for take-away and will be able to seat themselves in the deck area. Full table service will not be offered.

5. A fence will be installed around the perimeter of the deck area. Said fence is what is known as a "neighbor fence" with wood slats on both sides of steel posts and is built to diffuse noise.

6. A sketch of the proposed area was included as part of the formal application.

7. There will be one exterior entry/exit as well as one entry/exit from the interior at the rear of the building as well as another exterior emergency exit on the other end of the space from the main exterior entry point which will be clearly marked/signed/sized as per state fire and accessibility code.

8. The outdoor space will be built and outfitted to meet state liquor laws and consumption of alcohol purchased inside the establishment will be permitted.

9. There is existing lighting on the building which adequately illuminates the property. The addition of low voltage string lights will be installed in the patio area which will be on a timer. The lights will be turned off when the establishment is closed.

10. Property owners within close proximity to the business were present to express their concerns and ask questions. Correspondence was submitted by Susan Hatch and is in file for reference.

11. On June 21, 2016 William Holmes/Standard Gastropub submitted a Departmental Review Application for consideration. The application was for the addition of seasonal outdoor seats for the use of take away customers within an enclosed area at the rear of the property. Following review the Department Heads determined that as per Article 4 Section 1 Subsection 3 of the Town of Bridgton Site Plan Review Ordinance, the application needs to be submitted to the Planning Board for full review. Correspondence dated June 28, 2016 is in the Department Review Application file for reference

12. There is on-site parking available at the establishment. Additional parking is available via on-street and a public parking lot within close proximity to the establishment.

13. On June 14, 2016 a revised version of the Bridgton Sewage Ordinance was approved at the Annual Town Meeting by the Citizens of the Town of Bridgton. As a result, a memorandum was submitted to the Bridgton Planning Board from Jim Kidder, Sewer Superintendent, dated July 5, 2016 requesting that if the Board approved the application it

be conditional upon the results of the report from the Engineer determining allocation of existing and proposed businesses with final approval being granted by Mr. Kidder to Mr. Holmes. A copy of the correspondence is in file for reference.

14. Mr. Holmes stated that he has an allocation of 350 gallons for the existing use for 39 customers. Additional allocation is needed for the outside seating area to service 40. Because the Town of Bridgton has not received the report from the Engineer the Board was reluctant to grant approval for the overall project, therefore, discussed allowing the applicant to proceed with construction but not allow the applicant to open the outside seating area to the public until confirmed numbers have been received from the Engineer and reviewed by the Sewer Superintendent.

15. Trash cans will be monitored and emptied on a regular basis by staff and will be screened from the public.

16. The applicant is proposing entertainment which may take place in the outside seating area. There was concern expressed by Board members and attending public regarding noise. Article VII Section 20 Subsection b of the Town of Bridgton Site Plan Review Ordinance has standards for allowable sound pressure level limits during certain times of the day. The Applicant has stated for the record that if a violation of the sound pressure limit occurs he will address and resolve the situation to the best of his ability. If a violation of the sound pressure limit continues it will be a matter for the Code Enforcement Officer to make a determination of the violation or the applicant may contact an acoustical engineer to demonstrate that he is not exceeding the decibal levels.

17. On June 7, 2016 the application was tabled by the Planning Board due to improper notification to the property owners within 100' of the property involved of the proposed application using certified mail return receipt requested. A memorandum dated June 3, 2016 was submitted to the Bridgton Planning Board by Georgiann M. Fleck, Deputy Town Manager notifying the Board of the improper notification and is in file for reference.

On June 24, 2016 William Holmes submitted proof of notification to property owners within 100' of the July 5, 2016 Bridgton Planning Board meeting, therefore, as per Article V Section 1 Subsection 4.g of the Town of Bridgton Site Plan Review Ordinance all property owners within one hundred (100) feet from the property involved of the proposed application were properly notified. Also, as required by Article V Section 1 Subsection 4.g the Bridgton Town Manager at Bridgton Town Office, Three Chase Street, Suite 1, Bridgton, Maine 04009 was also notified.

18. The application was reviewed by the Department Heads and Impact Statements were submitted by each Department Head with comments and concerns. The Planning Board and the applicant were provided copies for any appropriate action that might be necessary.

III. APPLICABLE SECTIONS OF THE SITE PLAN REVIEW ORDINANCE

Article VII. Review Standards

Performance Standards required for any approval by the Planning Board. The Planning Board shall approve or approve with conditions a submitted application if there is an affirmative finding based on information presented that the application meets the following standards. The applicant shall have the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of the Site Plan Review Ordinance.

1. Preserve and enhance landscape;
2. Relationship to surroundings;
3. Vehicular access;
4. Parking and circulation;
5. Surface water drainage;
6. Regulated setback no closer than 25' from pavement or traveled way
7. Existing utilities;
8. Advertising features;
9. Special features of the development;
10. Exterior lighting
11. Emergency vehicle access;
12. Municipal services
13. Protection against undue water pollution;
14. Protection against undue air pollution;
15. Water use;
16. Protection against unreasonable soil erosion;
17. Provision for adequate sewage waste disposal;

18. Undue adverse effects on scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
19. Protection of waters and Shoreland and compliance with the Shoreland Zoning Ordinance;
20. Limit of noise levels;
21. Conformance with comprehensive plan;
22. ADA Compliance;
23. Location in flood zone;
24. Proof of adequate financial and technical capacity;
25. Special Regulations;
26. Dimensional Requirements;
27. Large Scale Water Extraction Requirements;
28. Surface and Subsurface Mineral Extraction Requirements.

IV. CONCLUSIONS OF LAW

1. The Board reviewed the criteria for a Site Plan of Development in its entirety. As a result it was determined that Item 8 "Advertising Features"; Item 9 "Special Features of the Development"; Item 11 "Emergency Vehicle Access"; Item 13 "Protection Against Undue Water Pollution"; Item 14 "Protection Against Undue Air Pollution"; Item 15 "Water Use"; Item 16 "Protection against unreasonable soil erosion; Item 19 "Protection of waters and shoreland"; Item 23 "Location in Flood Zone"; Item 25 "Special Regulations"; Item 27 "Large Scale Water Extraction" and Item 28 "Surface and Subsurface Mineral Extraction Applications" are not applicable to the application.

2. Based on the foregoing Findings of Fact the Bridgton Planning Board concludes that the application subject to the Conditions of Approval set forth below will be in compliance with the Review Standards set forth in paragraphs 1 through 18 inclusive of Article VII "Review Standards" of the Site Plan Review Ordinance.

V. CONDITIONS OF APPROVAL

1. Construction only, including the fence, of the outdoor seating area but cannot open for business until the engineer submits numbers of allocation for consideration and approval by the Sewer Superintendent, the applicant has the understanding that as a result he may not be able to have full capacity of the 40 as proposed;

2. The applicant must comply with the requirement of the noise decibel levels as stated in the Site Plan Review Ordinance.

VI. DECISION

Based upon the application submitted and representation to the Planning Board of the proposed Site Plan of Development by the applicant the project is approved subject to the foregoing conditions of approval. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral commitments regarding the project which were specifically made by the applicant or the applicant's agent to the Board in the course of its deliberations.

D. Steve Collins, Chair
Bridgton Planning Board

Date

STANDARD

GASTROPUB

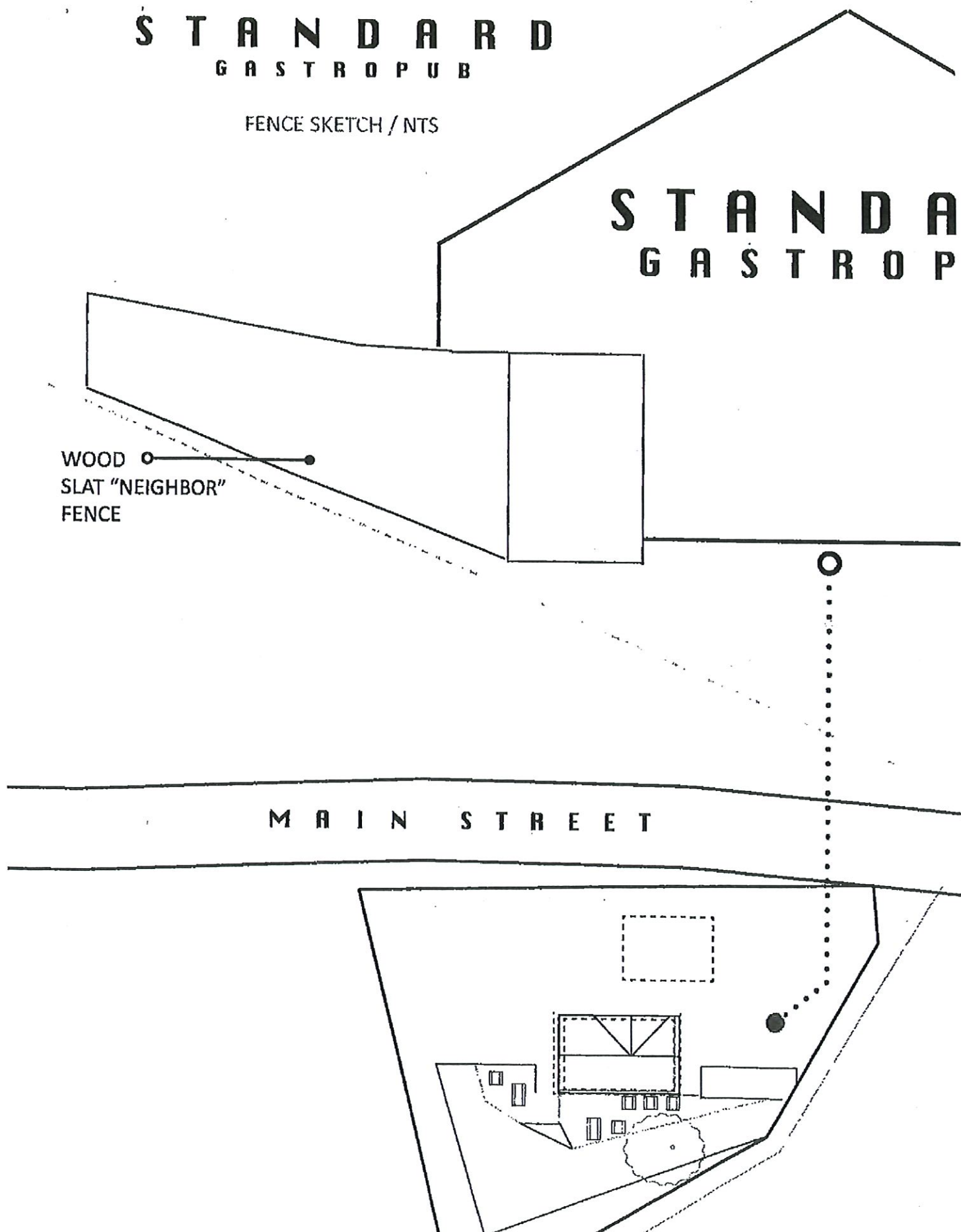
FENCE SKETCH / NTS

STANDA

GASTROP

WOOD
SLAT "NEIGHBOR"
FENCE

MAIN STREET



Laurie Chadbourne

From: Laurie Chadbourne
Sent: Wednesday, July 19, 2023 2:03 PM
To: Robert "Bob" Peabody, Jr.; Gary Colello
Cc: Georgiann M Fleck; Leslie Hayes
Subject: RE: Donation To Ham

This item will be added to the August 8th agenda.

Thank you,
Laurie

From: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Sent: Wednesday, July 19, 2023 1:54 PM
To: Gary Colello <gcolello@bridgtonmaine.org>
Cc: Georgiann M Fleck <gmflex@bridgtonmaine.org>; Leslie Hayes <lhayes@bridgtonmaine.org>; Laurie Chadbourne <lchadbourne@bridgtonmaine.org>
Subject: RE: Donation To Ham

Should be an agenda item.

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: Gary Colello <gcolello@bridgtonmaine.org>
Sent: Wednesday, July 19, 2023 1:53 PM
To: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Cc: Georgiann M Fleck <gmflex@bridgtonmaine.org>; Leslie Hayes <lhayes@bridgtonmaine.org>; Laurie Chadbourne <lchadbourne@bridgtonmaine.org>
Subject: Re: Donation To Ham

Is that something for public comments for Tuesday or does it need to wait to be an agenda item?

Gary Colello, CSCS, CPRP
Director of Recreation
Town of Bridgton
Cell – 207-647-1126

From: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>
Date: Wednesday, July 19, 2023 at 1:51 PM

To: Gary Colello <gcolello@bridgtonmaine.org>

Cc: Georgiann M Fleck <gmffleck@bridgtonmaine.org>, Leslie Hayes <lhayes@bridgtonmaine.org>, Laurie Chadbourne <lchadbourne@bridgtonmaine.org>

Subject: RE: Donation To Ham

Needs to be approved by the Board.

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: Gary Colello <gcolello@bridgtonmaine.org>

Sent: Wednesday, July 19, 2023 1:15 PM

To: Robert "Bob" Peabody, Jr. <rpeabody@bridgtonmaine.org>

Cc: Georgiann M Fleck <gmffleck@bridgtonmaine.org>; Leslie Hayes <lhayes@bridgtonmaine.org>

Subject: Donation To Ham

Hi Bob,

This past weekend Andy Clark, resident of Bridgton and longtime supporter of athletics but specifically softball gave the Town of Bridgton a \$1,000 donation to be used toward the completion of the snack shack at the Ham Complex.

The check was deposited with the Clerks and Holly is going to move the donation into the Recreation Reserve.

Including Andy being impressed with our facility we have a lot of great compliments from teams and fans about the complex.

The donation was formally given by:
Lisa and Andrew (Andy) Clark

Thank you,

Gary Colello, CSCS, CPRP
Director of Recreation
Town of Bridgton
3 Chase St.
Bridgton, ME 04009

Office – 207-647-8786
Cell – 207-647-1126

*****[Register Here For Upcoming Programs](#)*****



What Can
Be
Recycled?

Municipal
Services

Commercial
Services

Tours and
Educational
Outreach

ecomaine's
Remote &
Hybrid
Meeting
Policy

About
ecomaine

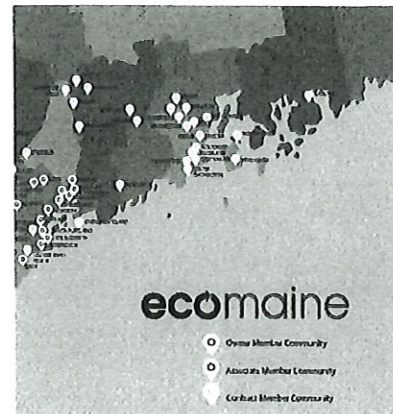
Our
Facilities

News

ecomaine > About ecomaine > Policies & Financial Information > By Laws

BY LAWS

ecomaine is a specialized organization – a non-profit owned by 20 municipalities in southern Maine. Each owner community has a seat on ecomaine's Board of Directors. The bylaws below govern ecomaine's business, strategies, and decisions.



ARTICLE I

Name, Principal Office, Corporate Seal

Section 1. Name. The name of the Corporation shall be ECO Maine (hereinafter referred to as the "Corporation"). The Corporation may do business in the name of **"ecomaine."**

Section 2. Principal Office. The location and principal office of the Corporation shall be in the City of Portland, State of Maine, but the Corporation may also maintain other offices in such places, either within or without the State of Maine, as the Board of Directors may designate or as the business of the Corporation may require from time to time.

Section 3. Registered Office. The registered office of the Corporation in the State of Maine may be (but need not be) the same as the principal office.

Section 4. Seal. The seal of the Corporation shall have inscribed thereon the name of the Corporation, the year of its organization, and the word "Maine."

ARTICLE II

Definitions

Section 1. Associate Member Municipalities. "Associate Member Municipalities" means such municipalities which may become party to an Associate Member Waste Handling Agreement and be accepted by the Board of Directors as an Associate Member Municipality. Any municipality shall cease to be an Associate Member Municipality upon the date of termination of its Associate Member Waste Handling Agreement.

Section 2. Board. "Board" refers to the Corporation's Board of Directors.

Section 3. Interlocal Agreement. "Interlocal Agreement" means the ECO Maine Interlocal Solid Waste Agreement, by and between the Cities of Portland and South Portland, and the Towns of Bridgton, Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, Harrison, Hollis, Limington, Lyman, North Yarmouth, Pownal, Scarborough, Windham, Waterboro and Yarmouth, dated as of December 1, 2005, as supplemented by an Addendum dated April 13, 2006, and by an Addendum dated June 30, 2006, and as further amended or supplemented by addendum from time to time.

Section 4. Participating Member Municipalities. "Participating Member Municipalities" means any municipalities which are or may later become a party to the Interlocal Agreement and be accepted by the Board of Directors as a Participating Member Municipality. Any municipality shall cease to be a Participating Member Municipality upon the effective date of its withdrawal from the Interlocal Agreement.

ARTICLE III

Members

The Corporation shall have no members and shall be a non-membership Corporation.

ARTICLE IV

Board of Directors

Section 1. Number and Qualifications. The business and affairs of the Corporation shall be managed by a Board of Directors elected in accordance with the procedures set forth in the Bylaws of the Corporation.

Section 2. Term of Office. Each Director shall serve for a term of three (3) years or until his or her successor is appointed and qualified. Directors shall be appointed prior to the annual meeting of the Board.

Section 3. Election of Directors. Each Participating Member Municipality shall appoint a minimum of one (1) Director to represent and vote the Voting Interest held by such Participating Member Municipality. In addition, a Participating Member Municipality whose Voting Interest is greater than five percent (5%) may appoint an additional Director for each increment of five percent (5%) or portion thereof, provided that the Voting Interest of such Municipality shall be allocated among the Directors representing such Municipality in such proportions as specified by the Municipal Officers of such Municipality, provided, however, in the event that a Participating Member Municipality is represented by more than one Director, unless otherwise provided by the Municipal Officers of such Municipality, the Voting Interest of such Municipality shall be divided equally between and voted by the Directors representing such Municipality who are actually present at such meeting.

The Municipal Officers of each Participating Member Municipality shall have the right to appoint an alternate Director or Directors who may vote the interest of the Participating Member Municipality on the Board in the absence of its appointed representative(s) to the Board.

Section 4. Vacancies. A vacancy in the Board may occur by the following means: death, resignation, or forfeiture. A member of the Board shall forfeit his/her membership if at any time during his/her term he/she lacks any qualifications of membership prescribed by these By-Laws. If he/she fails to attend at least one-half of the meetings of the Board subsequent to the preceding annual meeting of the Board, or if he/she fails to attend two (2) consecutive meetings of the Board without having provided at least one (1) day's prior notice of such absence to the Chairman, Secretary or Chief Executive Officer, the Participating Member Municipality from which the member was appointed shall be so notified by the Chair.

Section 5. Filling of Vacancies. If a vacancy in the membership of the Board should occur, his/her successor shall be elected in accordance with the procedure set forth in Section 3.

Section 6. Powers and Functions. The Board shall be the policy making body of the Corporation, and may exercise on behalf of the Corporation those powers and functions which are necessary or convenient to the accomplishment of the purposes stated in the Interlocal Agreement. Its functions and duties shall include:

- (a) election of officers;
- (b) adoption of the annual budget;
- (c) adoption and amendment of these By-laws;
- (d) election of members and alternate members of the Executive Committee;
- (e) election of members and alternate members of the Finance Committee;
- (f) election of members and alternate members of the Audit Committee;
- (g) election of members and alternate members of the Recycling and Outreach Committee;
- (h) employment and termination of employment of the Chief Executive Officer.

Section 7. Annual Meeting. The Board shall meet annually at a time and place to be determined by the Chair, notice thereof being given to each Director at least five (5) days prior to the meeting. Elections of officers shall be held at the annual meeting.

Section 8. Other Meetings. Special meetings of the Board may be held at any time and place upon call by or at the request of the Chair, by a majority vote of the Executive Committee, by call of the Incorporator in the case of the first meeting of the Directors, or by request of Directors representing twenty-five per cent (25%) of the total Voting Interests of the Corporation, notice thereof being given to each Director at least five (5) days prior to the meeting.

Section 9. Notice. Notice of a meeting may be given by the Chair, Secretary, Chief Executive Officer or by any one (1) of the Directors, and shall be given by written notice delivered personally or sent by mail or e-mail to each Director at his or her physical address or e-mail address as shown by the records of the Corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If e-mailed, such notice shall be deemed to be delivered when the e-mail is delivered to the common carrier or Internet service provider.

Section 10. Voting Interest. Each Participating Member Municipality shall have a Voting Interest expressed as a percentage. The Voting Interest of each Participating Member Municipality shall be rounded off to the nearest hundredth of a per cent, and the Voting Interests of all Participating Member Municipalities shall total one hundred percent (100%). The Voting Interest for each Participating Member Municipality shall be calculated at the end of each fiscal year based on a five-year rolling average of Municipal Solid Waste (excluding Recyclable Waste) delivered to the facility by the Participating Member Municipality or its agent and processed by **ecomaine**.

Section 11. Alternates. The Board may appoint one or more alternate members of the Executive Committee, Finance Committee and Audit Committee and any other committee that is created, and may specify their order of preference, provided that alternate members of the Executive Committee may be designated only from among members of the Board. Each such alternate member may attend all meetings of the committee, but shall be without vote unless one or more of the regularly designated members of such committee fails to attend a meeting. In the absence of one or more of the regular members of the committee, such alternate member or members may be counted toward a quorum and

may vote as though they were regular members of the committee. In the event that there are more alternate committee members present than there are absent regular committee members, the alternate members shall have the right to vote in the order of preference specified by the Directors in designating them or, if no order of preference was specified, in the order of their appointment or their listing in a single appointment.

Section 12. Voting. A simple majority, determined by the Voting Interests of Directors, shall constitute a quorum, and, except as otherwise provided in these By-Laws, action of the Board shall be by the majority of Voting Interests cast by those Directors present and voting at any duly called meeting. Except as otherwise provided in these By-Laws, each Director shall be entitled to vote the Voting Interest of the Participating Member Municipality represented by such Director or Directors.

Section 13. Restriction on Certain Expenditures. Action of the Board to approve making, financing or refinancing of any expenditure, the cost of which in the opinion of the Board is too great to be met from annual revenues, shall be by a vote of three-fourths (3/4) of the total Voting Interests of the Directors. Notice of any meeting called for the purpose of determining whether to incur the cost of such an expenditure and acting thereon shall be given to each Director at least thirty (30) days prior to the meeting.

Section 14. Rules and Regulations. The Board may adopt rules and regulations not inconsistent with these By-Laws. Except as otherwise provided in these By-Laws or in such rules and regulations, all business at meetings of the Board shall be conducted in accordance with Robert's Rules of Order.

ARTICLE V

Executive Committee

Section 1. Composition and Eligibility.

(a) There shall be an Executive Committee consisting of the following nine (9) Directors ("Municipal Directors"): two (2) members from Portland, one (1) member from South Portland, one (1) member from Scarborough and one (1) member from each of the five (5) Executive Committee Districts selected by the Directors representing the Participating Municipalities of such District. In addition, the Committee shall include the Chair, Vice-Chair, Secretary and Treasurer of the Corporation (the "Officers"); provided that, in the event an Officer(s) is not included among the Municipal Directors, the membership of the Committee shall be increased accordingly; and further provided that whenever the Committee votes on any action which directly affects property owned by the Corporation and located in Gorham, and the Director representing Gorham is not a member of the Committee, the membership of the Committee will be increased to add one (1) member from Gorham solely for the purpose of participating in such vote ; and further provided that the immediate past Chair, if a member of the Board, shall be a member of the Committee, without vote. In the event that the Directors representing the Participating Municipalities of any Executive Committee District are unable to agree on the selection of a Director to serve as the District's member on the Committee, the Chair will select a Director to be appointed by the Board to serve as such District's member on the Committee.

(b) The representatives to the Executive Committee shall be appointed by the Board at the Annual Meeting.

(c) The Executive Committee Districts shall be composed of the following Participating Member Municipalities:

- (i) District 1: Bridgton; Casco; Gray; Harrison
- (ii) District 2: Hollis; Limington; Lyman; Waterboro
- (iii) District 3: Gorham; Windham

(iv) District 4: Cumberland; Freeport; North Yarmouth; Pownal; Yarmouth

(v) District 5: Cape Elizabeth; Falmouth

(d) Each member of the Executive Committee shall serve for a term of three (3) years or until his or her successor is appointed and qualified.

Section 2. Officers, Vacancies, Filling of Vacancies.

(a) Officers. Officers of the Executive Committee shall include the Chair and President, Vice-Chair, Secretary and Treasurer of the Corporation, and such other officers as the Board of Directors may elect or desire. Only persons who are members of the Board of Directors shall be eligible to be officers of the Executive Committee.

(b) Vacancies. A vacancy in the Executive Committee may occur by the following means: death, resignation, or forfeiture. A member of the Executive Committee shall forfeit his/her office if at any time during his/her term of office he/she lacks any qualifications of the office prescribed by these By-Laws. If he/she fails to attend at least one-half of the meetings of the Executive Committee subsequent to the preceding annual meeting of the Board, or if he/she fails to attend two (2) consecutive meetings of the Executive Committee without having provided at least one (1) day's prior notice of such absence to the Chair, Secretary or Chief Executive Officer, the Participating Municipality from which the member was appointed shall be so notified by the Chair.

(c) Filling of Vacancies. If a vacancy in the Executive Committee should occur more than one hundred twenty (120) days prior to the next annual meeting of the Board, the Executive Committee shall call a meeting of the Board for the purpose of filling said vacancy. The Executive Committee may fill any other vacancy at any regular or special meeting from the membership of the Board, subject to the requirements of Section I.

Section 3. Function and Powers. Except as may otherwise be provided by the Board, the Executive Committee shall have the following functions and powers:

- (a) To conduct the business of the Corporation within the policy guidelines of the Board.
- (b) To propose an annual budget.
- (c) To provide for an annual audit.
- (d) To appoint ad hoc or special committees.
- (e) To receive, hold and disburse funds, set fees for services, seek and accept grants, and enter into necessary contracts for the Corporation.
- (f) To review requests for membership to the Corporation and to make a recommendation to the Board concerning such requests.
- (g) To direct the Chief Executive Officer to employ or contract for the employment of a staff, including fixing of salary and benefits in accordance with policies established by the Executive Committee, except that the employment and termination of employment of the Chief Executive Officer shall be the responsibility of the Board in accordance with Article IV, Section 6.
- (h) To review and evaluate annually the performance of the Chief Executive Officer.
- (i) To exercise such municipal powers as may be delegated to the Corporation by any Participating Municipality.

Section 4. Procedure.

- (a) Meetings. The Executive Committee shall meet monthly or on the call of the Chair or Vice-Chair, or at the direction of the Board.
- (b) Voting Interest. Each member of the Committee shall have a voting interest equal to one (1) vote, except as otherwise provided in this subsection ("Executive Committee Voting Interest"). Whenever pursuant to Section 1(a) of this Article V, the size of the Committee exceeds nine (9) members as a result of the addition of Officer(s), the Executive Committee Voting Interest of such Officer(s) and the Executive Committee Voting Interest of the Municipal Director(s), who represent the same municipality or a different municipality that is in the same Executive Committee District as the municipality represented by the Officer, shall be equal to a proportion of the total Executive Committee Voting Interest of such municipality or District. By way of example, if an Officer and an Executive Committee District representative are from the same Municipality, the Executive Committee Voting Interest of each would equal 1/2 (one half) vote. Notwithstanding any provisions in these By-Laws to the contrary, whenever, pursuant to Section 1(a) of this Article V, the size of the Committee is increased to add one (1) member from Gorham for the purpose of participating in votes on any action directly affecting property owned by the Corporation and located in Gorham, the Executive Committee Voting Interest of the member from Gorham and the member from Executive Committee District 3 shall each equal 1/2 (one-half) vote.
- (c) Voting. A simple majority, determined by Executive Committee Voting Interests of the members of the Executive Committee, shall constitute a quorum. Action of the Executive Committee shall be by an affirmative vote of a majority of the Executive Committee Voting Interests of those members of the Executive Committee present and voting at any duly called meeting.
- (d) Rules. The Executive Committee may adopt rules and regulations not inconsistent with these By-Laws. Except as otherwise provided in these By-Laws or in such rules and regulations, all business at meetings of the Executive Committee shall be conducted in accordance with Robert's Rules of Order.

ARTICLE VI

Finance Committee

Section 1. Membership. There shall be a Finance Committee of the Treasurer, as Chair, and four (4) or more other persons appointed by the Board, provided that no more than two (2) persons who are not Directors shall be members.

Section 2. Filling of Vacancies. If a vacancy in the membership of the Committee should occur, his/her successor shall be appointed by the Chair of the Corporation to serve until the next annual meeting of the Board.

Section 3. Function and Powers. The Finance Committee shall be responsible for preparation of the annual budget for review by the Executive Committee, for oversight of the Corporation's financial matters at the direction of the Executive Committee, and for any other duties assigned to the Committee by the Board of Directors.

Section 4. Meetings. The Finance Committee shall meet semi-annually and upon call of the Chair or a majority of its members. Notice of the time and place of the meetings shall be provided to each member of the Committee, in the same manner as prescribed in Article IV, Section 9, at least five (5) days prior to the meeting.

Section 5. Voting. Each member of the Finance Committee shall have one vote, and a simple majority of the members of the Finance Committee shall constitute a quorum. No action of the Finance Committee shall be valid, or binding, unless adopted by an affirmative vote of a majority of the voting members of the Finance Committee present and voting at any duly called meeting.

ARTICLE VII

Recycling and Outreach Committee

Section 1. Membership. There shall be a Recycling and Outreach Committee of four (4) or more persons appointed by the Board at the Annual Meeting, provided that no more than two (2) persons who are not Directors shall be members.

Section 2. Filling of Vacancies. If a vacancy in the membership of the Recycling and Outreach Committee should occur, his/her successor shall be appointed by the Chair of the Corporation to serve until the next annual meeting of the Board.

Section 3. Function and Powers. The Recycling and Outreach Committee shall be responsible for the Corporation's recycling activities for review by the Executive Committee and oversight of other matters at the direction of the Executive Committee.

Section 4. Meetings. The Recycling and Outreach Committee shall meet semi-annually and upon call of the Chair or a majority of its members. Notice of the time and place of the meetings shall be provided to each member of the Committee, in the same manner as prescribed in Article IV, Section 9, at least five (5) days prior to the meeting.

Section 5. Voting. Each member of the Recycling and Outreach Committee shall have one vote, and a simple majority of the members of the Recycling and Outreach Committee shall constitute a quorum. No action of the Recycling and Outreach Committee shall be valid, or binding, unless adopted by an affirmative vote of a majority of the voting members of the Recycling and Outreach Committee present and voting at any duly called meeting.

ARTICLE VIII

Audit Committee

Section 1. Membership. Except as otherwise provided in these By-Laws, there shall be an Audit Committee of three (3) or more Directors appointed by the Board.

Section 2. Filling of Vacancies. If a vacancy in the membership of the Audit Committee should occur, his/her successor shall be appointed by the Chair of the Corporation to serve until the next annual meeting of the Board.

Section 3. Function and Powers. The primary function of the Audit Committee is to assist the Board of Directors in fulfilling its oversight responsibilities related to corporate accounting, financial reporting practices, quality and integrity of financial reports as well as legal compliance and business ethics. Key components of fulfilling this charge include:

- (a) Facilitating and maintaining an open avenue of communication among the Board, the Audit Committee, senior management and the independent external accountants;
- (b) Serving as an independent and objective party to monitor the Corporation's financial reporting process and internal control system; and
- (c) Engaging, reviewing and appraising the efforts of the independent accountants.

Section 4. Meetings. The Audit Committee shall meet semi-annually and upon call of the Chair or a majority of its members. Notice of the time and place of the meetings shall be provided to each member of the Committee, in the same manner as prescribed in Article IV, Section 9, at least five (5) days prior to the meeting. All meetings will focus primarily on audit/financial issues but will also devote time to ethics and business conduct issues. The Committee will request legal updates from the Corporation's legal counsel and/or outside legal resources as they determine the need exists. The Committee members will have sole discretion in determining the meeting attendees and agenda.

(a) Voting. Each member of the Audit Committee shall have one (1) vote, and a simple majority of the members of the Audit Committee shall constitute a quorum. No action of the Audit Committee shall be valid, or binding, unless adopted by an affirmative vote of a majority of the members of the Committee present and voting at any duly called meeting.

(b) Rules and Regulations. The Audit Committee may adopt rules and regulations, not inconsistent with these By-Laws, which permit the Committee to remain flexible in order to best react to changing conditions and provide reasonable assurance to the Board that the accounting and reporting practices of the Corporation are in compliance with all legal requirements.

Section 5. Transfer of Duties. At the discretion of the Board of Directors, the function and powers of the Committee, as set forth in Article VIII, Section 3, may be delegated to the Finance Committee in lieu of the Audit Committee. Such transfer of duties must be authorized by an affirmative vote of the majority of the Voting Interests of the Directors present and voting at any duly called meeting.

ARTICLE IX

Officers, Elections and Vacancies

Section 1. Officers. The officers of the Corporation shall consist of a Chair and President, a Vice-Chair, a Secretary and a Treasurer. Only persons who are members of the Board shall be eligible to be officers.

Section 2. Nominations. The Chair shall appoint a nominating committee of four (4) Directors. The nominating committee shall recommend a slate of officers for election at the annual meeting of the Board. Nominations may also be made from the floor by any Director present.

Section 3. Elections. Elections shall be held at the annual meeting of the Board. A majority of the Voting Interests of the Directors present is required for election to any office.

Section 4. Vacancies, Filling of Vacancies.

(a) Vacancies. A vacancy may occur by the following means: death, resignation, or forfeiture. An officer forfeits his office if at any time during his term he lacks the qualifications of his office as determined by these By-Laws.

(b) Filling of Vacancies. Should a vacancy occur in the office of Chair and President, it shall be filled temporarily by the Vice-Chair. If the vacancy in the office of Chair and President should occur more than one hundred twenty (120) days prior to the annual meeting of the Board, then a special meeting shall be called by the Vice-Chair or Secretary for the purpose of electing a new Chair and President. The Board may fill any other vacancy.

Section 5. Powers and Duties of the Chair. The Chair shall preside over all meetings of the Board and in his or her absence, the Vice-Chair shall preside. In the absence of the Vice-Chair, the Secretary or Treasurer may preside at such meetings.

Section 6. Powers and Duties of the Secretary and Treasurer. The Secretary shall record or shall cause to be recorded all the votes and proceedings of the Board meetings in books kept for that purpose. The Secretary and the Treasurer shall also perform such further duties as the Board and/or the Executive Committee may from time to time direct. The Treasurer shall chair the Finance Committee. The Treasurer may be required to give bond for the faithful discharge of his/her duties, in such sum and with such sureties as the Board may require and approve.

ARTICLE X

Finances

Section 1. Disbursements of Funds. Funds which accrue to the Corporation for its use in furthering the aims and purposes of the Corporation shall be controlled, disbursed, and accounted for in a manner prescribed by the Executive Committee for general purposes.

Section 2. Fiscal Year. The Corporation's fiscal year shall be from July 1st through June 30th.

Section 3. Payment In Lieu of Taxes. In partial consideration for the obligations of the Participating Member Municipalities resulting from provisions of the Interlocal Agreement and the applicable waste handling agreements, the Corporation shall pay in lieu of taxes a sum not less than Five Hundred Thousand Dollars (\$500,000.00) annually, based upon the 1987 annual waste tonnage of Regional Waste Systems, which amount shall be increased in proportion to the waste tonnage increase from all sources, other than municipal waste, from the Participating Member Municipalities, and excluding all spot market waste, for the term of the waste handling agreements with Participating Member Municipalities, to be apportioned as follows: five-sevenths (5/7) to Portland; one-seventh (1/7) to South Portland; and one-seventh (1/7) to Scarborough. The Corporation may pay in lieu of taxes additional amounts to any Participating or Associate Member Municipality in which any portion of the realty of the Corporation is located.

ARTICLE XI

Indemnification

To the extent permitted by the laws of the State of Maine as they may now or hereafter exist, the Corporation shall indemnify any officer, director, employee or agent of the Corporation who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, by reason of the fact that he or she is or was an officer, director, employee or agent of the Corporation, against expenses, including attorneys' fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding; provided that no indemnification shall be provided with respect to any matter as to which he or she shall have been finally adjudicated in any civil proceeding not to have acted in good faith in the reasonable belief that his or her action was in the best interests of the Corporation or, in any criminal proceeding, to have had reasonable cause to believe that his or

her conduct was unlawful. To the extent permitted by law, the Corporation may purchase and maintain insurance against the liability of its officers, directors, employees or agents.

ARTICLE XII

Amendments to By-Laws

These By-Laws may be amended or altered at any meeting of the Board, provided that a written notice shall be sent to each Director, in the same manner as prescribed in Article IV, Section 9, no less than five (5) days before the date of such meeting, which notice shall state the proposed amendments. A two-thirds (2/3) vote of the Voting Interests of the Directors present at a duly called meeting is necessary for passage of amendments.

(Adopted 4/13/06)

(Amended 6/30/06)

(Amended 9/21/06)

(Amended 10/18/07)

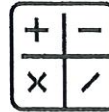
(Amended 01/20/11)

(Amended 10/16/14)

(Amended 01/18/18)



by laws

ecomaine financial
reportsenvironmental,
health & safety**RECYCLING AND
WASTE DISPOSAL**

ecomaine's Recyclopeda
Recycling Drop off
Locations
Food Waste and
Composting
Hazardous & Special
Waste Disposal

ECOMAINES SERVICES

Commercial Pricing
Commercial Credit /
Account Applications
Secure Destruction
Services

**EDUCATIONAL
OUTREACH**

Tours
ecomaine Speakers &
Presentations
Activities and Resources
Tours of ecomaine

ABOUT ECOMAINE

Reports & Data on
Sustainable Waste
Management
Board Meeting Agendas
and Minutes
Job Listings, RFPs, and
Information for
Contractors
Contact Us

64 Blueberry Road, Portland Maine 04102 PHONE 207.773.1738 EMAIL info@ecomaine.org



Contact and Hours

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ecomaine's Remote
& Hybrid Meeting
Policy

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and
Hours

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BOARD OF DIRECTORS

[Professional Staff](#) | [Board of Directors](#) | [Officers & Committees](#)



William Shane

President & Chairman
Cumberland



Erik Street

Vice Chairman
Yarmouth



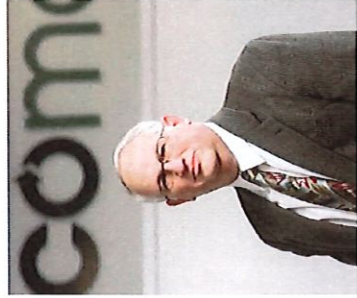
Anne Bilodeau

Treasurer
Portland



Caleb Hemphill

Secretary
Falmouth



Matthew Frank
Past Chairman
Harrison



Amber Swett
Lyman



Anthony Ward
Casco



Dennis Abbott
Waterboro



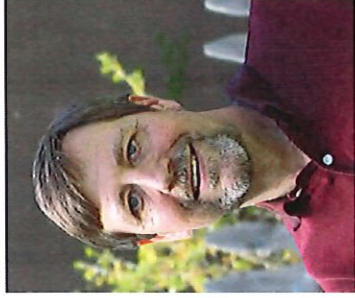
Doug Howard
Scarborough



Ephrem Parasczak
Gorham



Heidi Richards
Pownal



Dave Durrell
Hollis

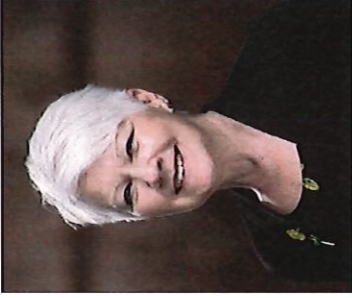


James Hager
Gorham



Linda Boudreau
South Portland

Jarrod Maxfield
Windham



Linda Cohen
South Portland

Jim Gailey
South Portland



Mike Murray
Portland

John Cloutier
Scarborough



Nathan Rudy
Gray



Rob Wood
North Yarmouth



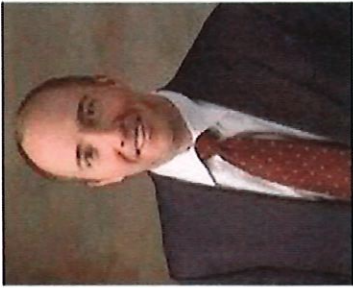
Robert Peabody
Bridgton



Rodney Regier
Freeport



Steve Kelley
Limington



Timothy Reiniger
Cape Elizabeth



Troy Moon
Portland



Ecomaine Annual meeting at Thompson's Point in Portland, Maine on Thursday, June 20, 2019. Photos by Brian Fitzgerald.



board of directors



officers and committees

RECYCLING AND WASTE DISPOSAL

ecomaine's Recyclopeda
Recycling Drop off Locations
Food Waste and Composting
Hazardous & Special Waste Disposal

ECOMAINE SERVICES

Commercial Pricing
Commercial Credit / Account Applications
Secure Destruction Services

EDUCATIONAL OUTREACH

Tours
ecomaine Speakers & Presentations
Activities and Resources
Tours of ecomaine

ABOUT ECOMAINE

Reports & Data on Sustainable Waste Management
Board Meeting Agendas and Minutes
Job Listings, RFPs, and Information for Contractors
Contact Us

64 Blueberry Road, Portland Maine 04102

PHONE 207.773.1738

EMAIL info@ecomaine.org



TOWN OF BRIDGTON

MEMO

TO: Select Board
FROM: Laurie L. Chadbourne, Town Clerk
RE: Business Licenses
DATE: August 2, 2023

August 8, 2023 Select Board Meeting

9. New Business

b. Permits/Documents Requiring Board Approval

1. Business License Renewals

a. Medical Marijuana Large-Scale Caregiver Operation to Armonice, LLC

Located at 527 Portland Road

☒ CEO (to include any Planning Board requirements) ☒ Fire ☒ Police ☒ Town Clerk

b. Victualer's License to Nora Belle's Located at 2 Cottage Street, Unit 1

☒ 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.