

SELECT BOARD MEETING AGENDA

DATE: Tuesday, January 9, 2024

TIME: 5:00 P.M.

PLACE: Select Board Meeting Room, 10 Iredale Street, Bridgton

Please join the meeting from your computer, tablet, or smartphone.

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1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes: December 12, 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. Winter Carnival Presentation and Request for Approval
 - b. HAM Complex Master Plan
7. Public Hearing
 - a. Special Amusement Permit from Shawnee Peak Holdings LLC dba Pleasant Mountain Located at 119 Mountain Road
 - b. Special Amusement Permit from Noble House Located at 81 Highland Road
8. Action Items Following Public Hearing
 - a. Special Amusement Permit from Shawnee Peak Holdings LLC dba Pleasant Mountain Located at 119 Mountain Road
 - b. Special Amusement Permit from Noble House Located at 81 Highland Road
9. New Business
 - a. Awards and Other Administrative Recommendations
 1. Budget Review Timeline
 - b. Permits/Documents Requiring Board Approval
 1. Sewer Commitment #282
 - c. Select Board Comments
 - d. Town Manager's Report/Deputy Town Manager's Report
10. Old Business (*Select Board 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
January 23, 2024 @ 5PM (Regular Meeting)
February 13, 2024 @ 5PM (Regular Meeting)
14. Adjourn

Town Manager's Notes
Board of Selectmen's Meeting
January 9, 2024

3. **Approval of Minutes:**

- a. December 12, 2023

Suggested Motion: Move to approve the December 12, 2023, Selectboard Minutes.

5. **Committee/Liaison Reports**

6. **Correspondence, Presentations and Other Pertinent Information**

- a. The Greater Lakes Region Chamber of Commerce has submitted a letter requesting permission to use the public beach at Highland Lake for the upcoming 2024 Winter Carnival. Representatives from the Chamber will be making a presentation.

Suggested motion: Move to grant permission to the Greater Lakes Region Chamber of Commerce to use Highland Lake Beach on February 17 2024 from 7:00am-8:00pm, for the 2024 Winter Carnival and to approve closure of Highland Road between Creamery and Kennard Streets except to emergency vehicles.

- b. In your binder, please find a PowerPoint presentation on the Ham Complex masterplan. Gary Colello will be making the presentation.

Suggest motion: Move to approve adopting the Ham Complex Masterplan as presented.

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 an application from Shawnee Peak Holdings dba Peasant Mountain for a Special Amusement Permit.
b. To accept written and oral comments on an application from Noble House for a Special Amusement Permit.

8. **Action Items Following Public Hearing**

- a. **Suggested Motion:** Move to approve a Special Amusement Permit to Shawnee Peak Holdings dba Peasant Mountain.

- b. **Suggested Motion:** Move to approve a Special Amusement Permit to Noble House.

9. **New Business**

- a. Awards and Other Administrative Recommendations

1. In your binder, please find the proposed Budget Review Schedule for the FY2024/25 Budget.

Suggested motion: Move to approve the proposed Budget Review Schedule for the FY2024/25 Budget.

- b. Permits/Documents Requiring Board Approval

1. Pursuant to 30-A M.R.S. § 3406 (copy of statute in your packet), please refer to Certificate of Commitment of Sewer User Rates: #282 in your packet.

Suggested motion: Move to commit the September 1, 2023, to November 30, 2023, Sewer User Rate Commitment #282 comprising 5 pages totaling \$23,431.96 to the Treasurer for collection.

10. **Old Business**

- a. Projects Update

Select Board Meeting Minutes

December 12, 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

Administration Present: Town Manager Robert Peabody, Jr.; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community Development Director Victoria Hill; Recreation Director Gary Colello.

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: November 28, 2023

Motion was made by Vice-Chair McHatton for approval of the November 28, 2023 meeting minutes; second from Member Murphy. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Planning Board Chair Deb Brusini reported that there will be additional amendments to the Land Use Code Revisions for LD 2003/1706 and will be conducting another public hearing in January.

Through personal experience, Deb Brusini highly recommends that the Sleepers' and Peter Lowell be appointed to the Open Space Committee.

5. Committee/Liaison Reports

a. Appointments to the Open Space Committee

Chair Lone noted that all the applications were impressive and thanked the applicants for their interest. Community Development Director Victoria Hill reported that Christina Wilson withdrew her application. **Motion** was made by Member Tworog to appoint Laura Pickford to the Open Space Committee; second from Chair Lone. 5 approve/0 oppose **Motion** was made by Chair Lone to appoint Peter Lowell to the Open Space Committee; second from Member Tworog. 5 approve/0 oppose **Motion** was made by Chair Lone to appoint June Sleeper to the Open Space Committee; second from Member Castleman-Ross. 5 approve/0 oppose **Motion** was made by Chair Lone to appoint Brian Mayhew to the Open Space Committee; second from Member Castleman-Ross. 5 approve/0 oppose **Motion** was made by Chair Lone to appoint Matt Markot to the Open Space Committee; second from Member Tworog. 5 approve/0 oppose **Motion** was made by Chair Lone to appoint Glen Jukkola to the Open Space Committee; second from Member Tworog. 5 approve/0 oppose Community Development Director Hill will notify new members and call the first meeting.

Vice-Chair McHatton reported that there was a great turnout for the CDAC Meeting at Walker Hall.

Member Castleman-Ross reported that the Recycling Committee is on hiatus until January, 2024.

6. Correspondence, Presentations, and Other Pertinent Information

a. Presentation of Inventory and Analysis (Phase 1) of the Comprehensive Plan

Representatives from Berry Dunn reviewed the attached presentation and responded to several questions asked by the Board.

b. Review of November 27th Select Board Workshop on Priorities

Member Tworog was concerned with voting on the short-term priorities and suggested that the Board consider this document to be a working draft for further refinement.

Chair Lone brought agenda item 7 forward.

7. Public Hearing

a. Special Amusement Permit from Maine 4-H Foundation/Magic Lantern Located at 9 Depot Street

Chair Lone opened the public hearing to accept written and oral comments on an application from Maine 4-H Foundation/Magic Lantern for a Special Amusement Permit at 5:51 P.M. There were no public comments. Chair Lone closed the public hearing at 5:52 P.M.

8. Action Items Following Public Hearing

a. Special Amusement Permit from Maine 4-H Foundation/Magic Lantern Located at 9 Depot Street

Motion was made by Member Tworog to approve the Special Amusement Permit to Maine 4-H Foundation/Magic Lantern; second from Member Castleman-Ross. 5 approve/0 oppose

Chair Lone returned to 6.b.

b. Review of November 27th Select Board Workshop on Priorities

Consensus of the Board was that the document is an accurate representation of the workshop.

c. Continued Discussion of EV Fast Charging Opportunity

Town Manager Peabody received legal feedback and **motion** was made by Member Tworog to authorize the Town Manager to send the red lined version from legal to Revision Energy and have a discussion related specifically to \$3,000 annual payment for exclusivity privilege and a to be determined amount for grating the 20-year license; second from Vice-Chair McHatton. Member Tworog **amended the motion** to include a \$5,000 escrow account for legal fees; second from Vice-Chair McHatton. 5 approve/0 oppose

7. Public Hearing and 8. Action Items Following Public Hearing

Items 7 and 8 were addressed earlier in the meeting.

9. New Business

a. Awards and Other Administrative Recommendations

1. Request \$1,900 Expenditure from the Fire Department Donation Account

Fire Chief Glen Garland requested use of up to \$1,900 from the Fire Department Donation Account for the purchase of one blue polo shirt for each member of the Department with the insignia and individuals name embroidered on each shirt. **Motion** was made by Member Murphy to approve the request for up to \$1,900 expenditure from the Fire Department Reserve Account; second from Member Tworog. 5 approve/0 oppose

2. Request from Emergency Management to Reschedule G-402 Class

The Board set a meeting date of January 4, 2024 from 6:00 P.M. until 8:00 P.M. for the G-402 Class.

3. Adoption of NIMS Resolution

Motion was made by Member Tworog to adopt the National Incident Management System (NIMS) Resolution effective as of December 12, 2023; second from Member Murphy. 5 approve/0 oppose

b. Permits/Documents Requiring Board Approval

1. 2024 Appointment of Robert A. Peabody, Jr. as Town Manager, Tax Collector, Treasurer and Road Commissioner

Motion was made by Vice-Chair McHatton to re-appoint Robert A. Peabody, Jr. as Town Manager, Tax Collector, Treasurer and Road Commissioner; second from Member Murphy. 5 approve/0 oppose

2. Confirmation of the 2024 Town Manager's Appointments

Chair Lone reported the Michael Chaine is now a Police Sergeant and congratulated him on his promotion. **Motion** was made by Chair Lone to confirm the 2024 Town Manager's Appointments, as amended; second from Member Murphy. 5 approve/0 oppose

3. Annual Approval of "Treasurer's Disbursement of Municipal Education Costs Policy"

Motion was made by Member Castleman-Ross to approve the policy permitting disbursement of education costs; second from Member Tworog. 5 approve/0 oppose

4. Annual Approval of "Treasurer's Disbursement of Employee Wages and Benefits Policy"

Motion was made by Member Castleman-Ross to approve the policy permitting disbursement of employees' wages and benefits; second from Member Tworog. 5 approve/0 oppose

5. Annual Approval of "Treasurer's Disbursement of Payments of State Fees Policy"

Motion was made by Member Castleman-Ross to approve the policy permitting disbursement of state fees; second from Member Tworog. 5 approve/0 oppose

6. Victualer's Licenses to: Blizzards Pub @ Pleasant Mountain Located at 119 Mountain Road (renewal); The Little Mountain Store Located at 1382 North High Street (renewal); Mainly Melts Located at 257 Main Street (renewal)

Motion was made by Member Murphy to approve Victualer's Licenses to Blizzards Pub, The Little Mountain Store, and Mainly Melts; second from Member Castleman-Ross. 5 approve/0 oppose

c. Select Board Comments

- **Vice-Chair McHatton** and **Member Tworog** had no concerns.
- **Member Castleman-Ross** is proud to be a Bridgton resident and commended Bridgton for its beauty. She would like to explore what it would take to get the church bells ringing again.
- **Member Murphy** wished all a Merry Christmas.
- **Chair Lone** said she was driving during the snowstorm and everywhere looked like a postcard.

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.

Save the date for the Maine Lakes Winter Carnival. It will be held Saturday, February 17th at Highland Lake Beach,

On December 14th, the Municipal Complex will close at 3:30pm and the Transfer Station and Public Works will close at 4:00pm for the Annual Employee Holiday Party.

Town Clerk/Tax Collector's Office

A reminder that quarterly real estate taxes are due February 15, and May 15.

It is time to renew your dog licenses for 2024. Please bring the current rabies certificate with you. You can also obtain your dog's registration online via the State of Maine dog licensing service until January 31, 2024. Kindly be advised that a late fee of \$25 per dog will be imposed after January 31, 2024, per State Law.

Community Development Department

Please check out our page on the Town of Bridgton website to learn more about our Comprehensive Plan Update – there are multiple ways for you to share your thoughts with us online. Also, be on the lookout for our Vision Bridgton logo around town, in the newspaper, and in your mailbox. The Town is hoping to engage as many people in this important

planning process as possible. For more information visit our new comprehensive plan project website, accessible through the Town of Bridgton Website, bridgtonmaine.org, or email the Community Development Director, Victoria Hill, at vhill@bridgtonmaine.org.

Police Department

Ofc. Hammond is graduating next week from the Police Training Academy; we are excited to celebrate his accomplishments and welcome him back.

BPD is still advertising for two open full time patrol positions. Applications can be directed to Chief Jones at pjones@bridgtonmaine.org.

Fire Department

The Bridgton Center Village Firemen's Association are selling Maine grown Christmas Trees at the Food City Parking lot. The hours are 2pm-5pm Thursday-Friday and 10am-4pm Saturdays and Sundays.

Recreation

Adult programs such as Jumping Janes Senior Fitness, Tai Chi, Pickleball, Archery, Walking, Ping Pong, and Karate take place weekly at the Bridgton Town Hall.

Please note, the Magic of Christmas adult trip is full for this Friday. Also, the Gardens Aglow adult trip was full on Sunday.

The Festival of Lights float winners are for Best Non-Commercial: Easy Riders Snowmobile Club; Best Commercial: Mains Excavation; Most Festive: Aimes Family; Judges' Choice: Campfire Grille; and Honorable Mention: NFI North.

The Winter Wonderland of Trees at the ice rink is open from 10am to 6pm until Christmas Day. It is free, but donations are accepted and help support scholarships for after school enrichment programs.

This Friday, December 15th from 6pm to 10pm is the annual Parents Night Out for ages kindergarten to 6th grade kids. There will be games, dinner, a movie, and crafts all at the Bridgton Town Hall. The cost is \$25, and registration is online at www.bridgtonmaine.org.

Youth basketball has just over 100 participants for the first time in 10 years.

10. Old Business

a. Project Status Updates

Town Manager Peabody provided a brief project status update.

11. Treasurer's Warrants

Motion was made by Member Castleman-Ross for approval of Treasurer's Warrants numbered 252, 253, 254, 255, and 256; second from Member Tworog. 5 approve/0 oppose

12. Public Comments on Non-Agenda Items

Deb Brusini appreciates the efforts of the Public Services Department in cutting trees that were hanging over the road on Commons Drive and Summit Drive and thanked the Town.

Deb Brusini noted that Nouria Energy is expanding their gas pumps and creating space for electric charging stations but not planning to install the electric vehicle charging stations at this time.

13. Dates for the Next Select Board Meetings

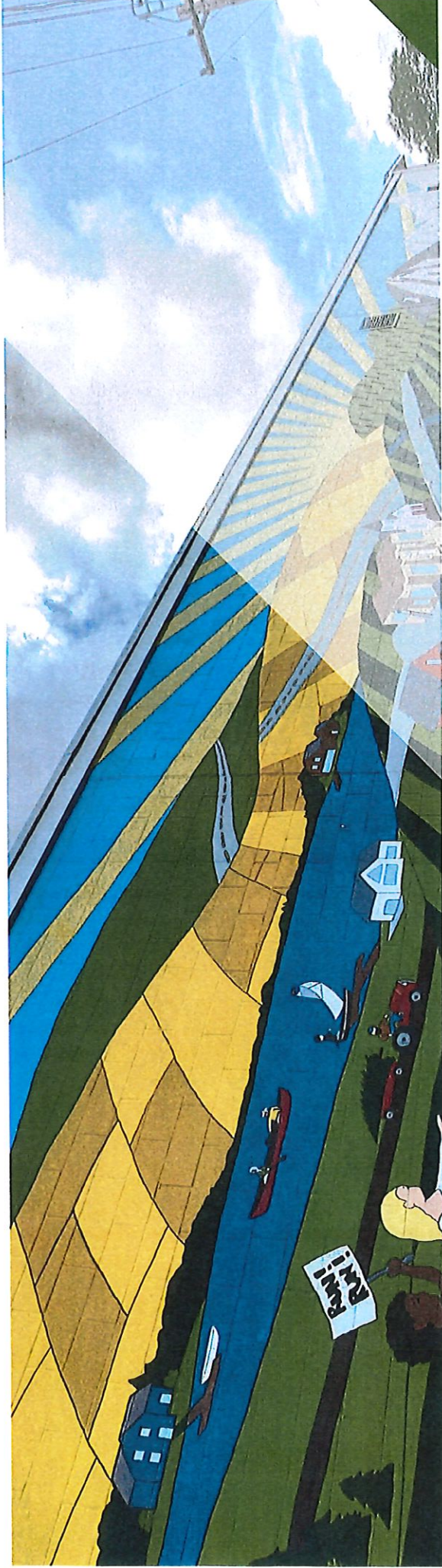
January 4, 2024 @ 6PM (G-402 Class); January 9, 2024 @ 5PM; January 23, 2024 @ 5PM

14. Adjourn

Motion was made by Member Murphy to adjourn the meeting at 6:36 P.M.; second from Vice-Chair McHatton. 5 approve/0 oppose

Respectfully submitted,

Laurie L. Chadbourne, Town Clerk



 BerryDunn

Town of Bridgton Comprehensive Plan

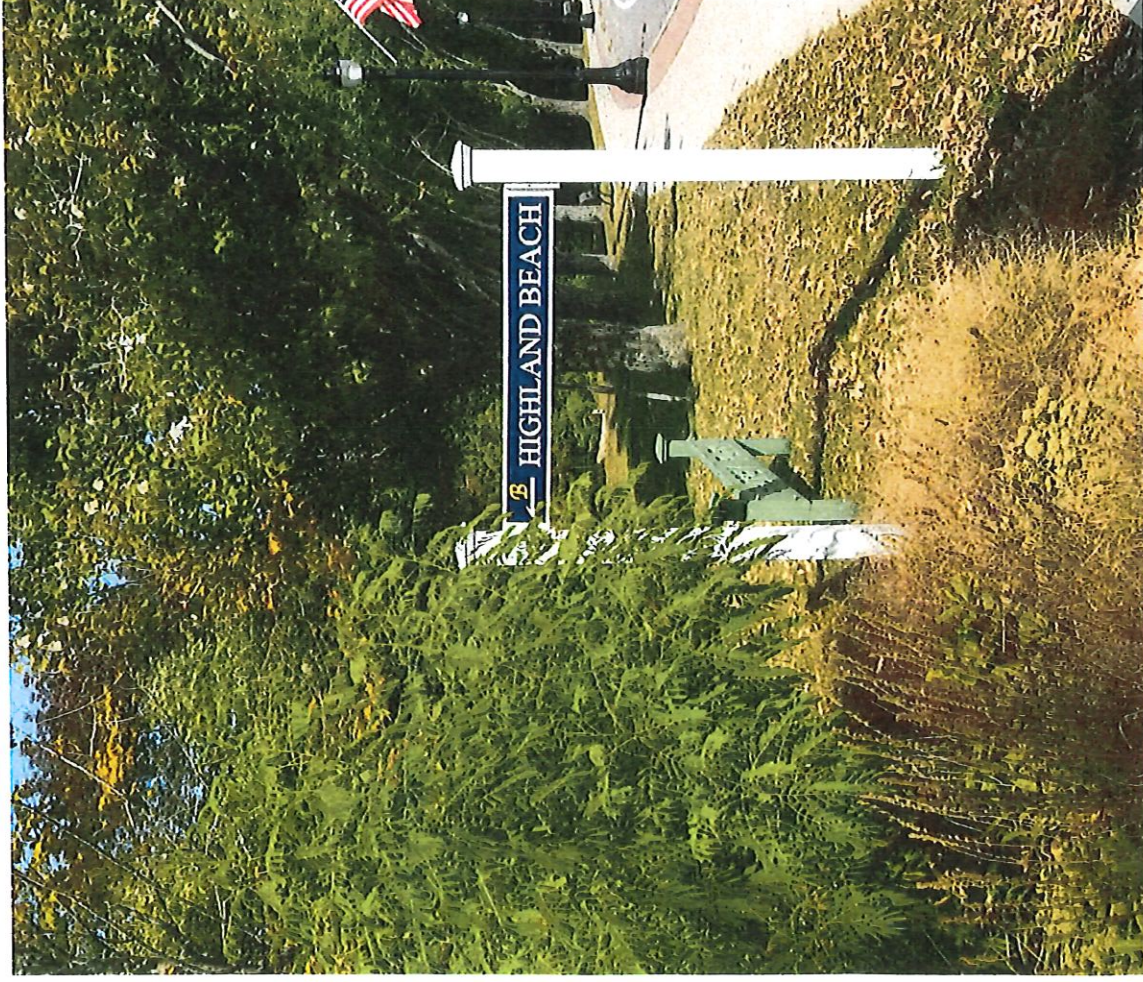
Project Update to the Select Board

December 12, 2023

Love always,
**BRIDGTON
MAINE**

Agenda

- Introduction
- Project Overview and Timeline
- Community Engagement
- Inventory and Analysis Process
- Key Findings
- Next Steps
- Questions



Comprehensive Plan - Project Timeline



Phase 1: Inventory and Analysis

Aug 2023 – Dec 2023



Phase 2: Visioning

Oct 2023 – Apr 2024



Phase 3: Policy and Strategy and Recommendations

Mar 2024 – Jul 2024



Phase 4: Implementation Plan

Jul 2024 – Aug 2024



Phase 5: Final Plan

Aug 2024 – Dec 2024

Community Engagement

Current and past engagement:

- ✓ Launched interactive project engagement site
- ✓ Hosted kickoff event
- ✓ Maintain email list to share project updates
- ✓ Question of the month
- ✓ Ongoing Comprehensive Plan Task Force meetings
- ✓ Conducting focus group discussions

Future engagement activities:

- ✓ Outreach at Town events
- ✓ Targeted community outreach
- ✓ Community survey

Town of Bridgton, Maine Comprehensive Plan



Welcome to the project website for the Town of Bridgton Comprehensive Plan Update!

The new Comprehensive Plan will guide future growth and policy decisions for the Town over the next decade. Your input is crucial to developing a plan that reflects the values and priorities of the community. Over the course of the planning process, this site will be updated with information on project progress and new opportunities for participation. Click the button below to see how you can be involved.

[Get involved!](#)

Challenges

Ideas and Suggestions

What I love about Bridgton

Implement changes to our ordinances that require a greater emphasis on dense housing clustered near the town center, rather than sprawl, which decimated our natural landscape. Implement greater buffers and enlarge the minimum lot size in the rural/outer corridor to enable the preservation of woodlands.

[Start a discussion](#)

I love the natural beauty of this region. That includes the wooded areas. Please protect the rural nature of our outer corridor.

[Start a discussion](#)

The rapid growth of housing has resulted in the

[Start a discussion](#)

Challenges | 3 days ago | Like | Dislike

Ideas and Suggestions | 3 days ago | Like | Dislike

What I love about Bridgton | 3 days ago | Like | Dislike



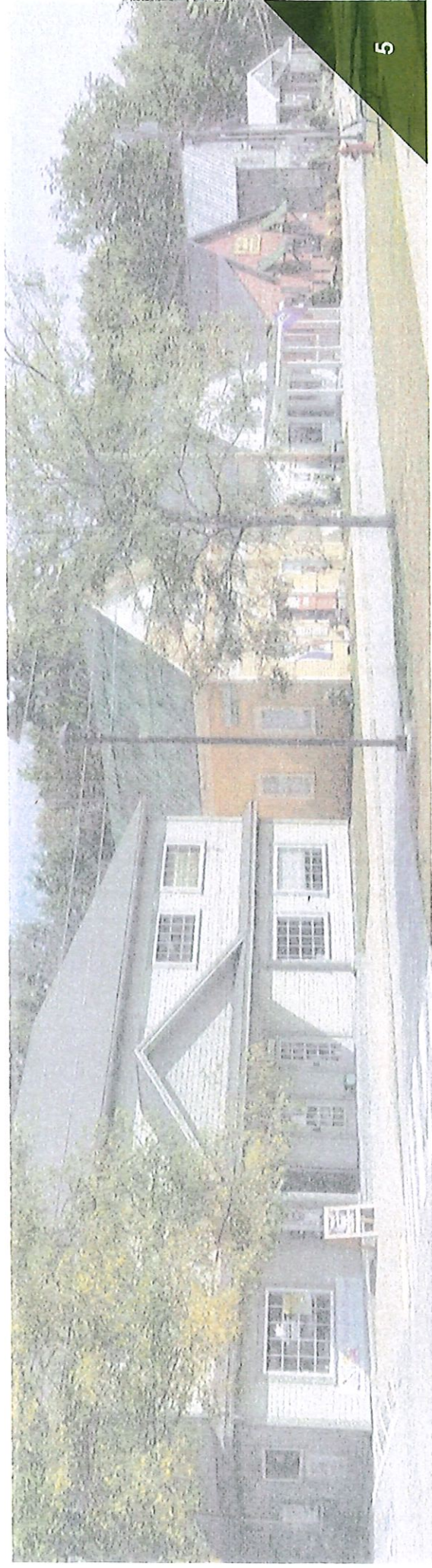
tinyurl.com/Vision-Bridgton

4

Inventory and Analysis

Work completed:

- ✓ Site visit and interviews with Town departments
- ✓ Data collection and analysis
- ✓ Review of past planning documents, reports, and regional/state plans



Inventory and Analysis

Key Findings: Demographics

- ✓ Bridgton's population increased by 4.2% from 2020 to 2022.
- ✓ Bridgton is expected to have natural population decline (more deaths than births) over the next decade.
- ✓ The regional population is projected to decline from 2020 to 2030.
- ✓ Nearly 40% of the Town's population is over the age of 60.
- ✓ Only 8.5% of the population is under 20 years old, compared to 21.1% for the state.
- ✓ 2023 public school enrollment is 9.4% lower than 2018 for the Town.
- ✓ Median income increased 73% from 2010 to \$73,250 in 2021.

Population
5,643

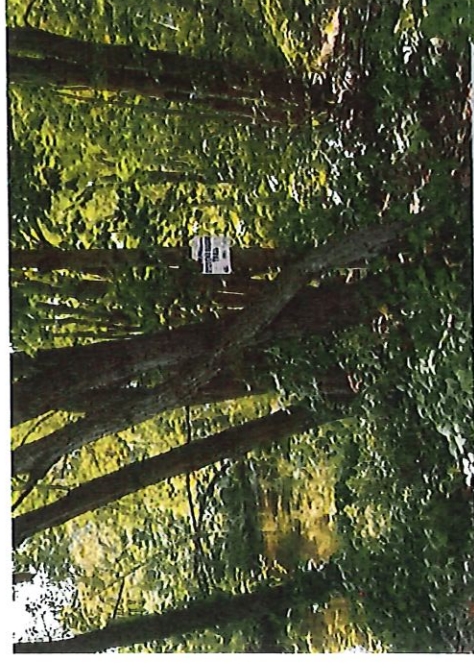
School enrollment
616

Median income
\$73,250

Inventory and Analysis

Key Findings: Natural Environment

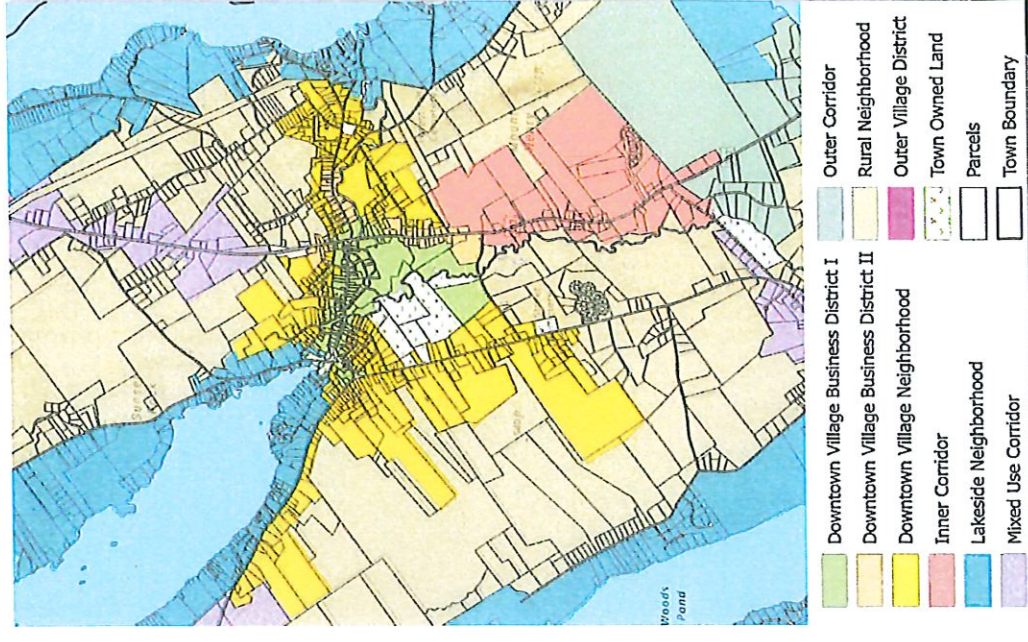
- ✓ Bridgton's lakes, rivers, and streams are healthy and meet standards for water supply, fishery habitat, and recreation.
- ✓ Over half of Bridgton's land area is forested.
- ✓ Bridgton has 56 acres of farmland (approximately 0.15% of total land area).
- ✓ Approximately 15% of Bridgton's land area is in conservation.
- ✓ Bridgton has a range of habitats that include rare plant and animal species.



Inventory and Analysis

Key Findings: Land Use and Zoning

- ✓ Land use regulations adopted since the 2014 Comprehensive Plan allow for a mix of uses and guide growth within downtown and along corridors.
- ✓ The majority of the Town's land area is within the Rural Neighborhood District which is characterized by low-density, single-family residential development and undeveloped open space.
- ✓ Requirements of the Shoreland Zoning Overlay District and the Lakeside Neighborhood District help to protect water quality and critical habitat areas.



Inventory and Analysis

Key Findings: Housing

- ✓ The Town has issued permits for 392 new housing units since 2020.
- ✓ Approximately 91% of housing units are detached single-family homes or mobile homes.¹
- ✓ 44.1% of housing units are vacant.¹
- ✓ Of occupied housing units, 85% are owner occupied.¹
- ✓ The median home price in Bridgton increased 107% from 2012 to 2022 (\$327,500).
- ✓ In 2022, 77% of Bridgton households were unable to afford the median home price.

Total housing units
4,593

2022 median home price
\$327,500

Residents living alone
618 (13.6%)

¹ Based on 2017-2021 American Community Survey, 5-year estimates

Inventory and Analysis

Key Findings: Economy

- ✓ Healthcare and social assistance is the Town's largest industry with 543 people employed in Bridgton, followed by retail trade (413), and accommodation and food services (291).
- ✓ Taxable sales in Bridgton have increased 105% from 2013 to 2022.
- ✓ Employment declined in 2020 related to the pandemic and has not fully returned to pre-pandemic levels.
- ✓ Bridgton has a lower labor force participation rate (50%) than the county (69%) and state (63%).
- ✓ Average weekly wages are lower in Bridgton than the average for Maine for most industries.

2022 taxable sales
\$136,807,472

Total employment
2,300

Average weekly wage
\$844

Inventory and Analysis

Key Findings: Arts, Culture, and Recreation

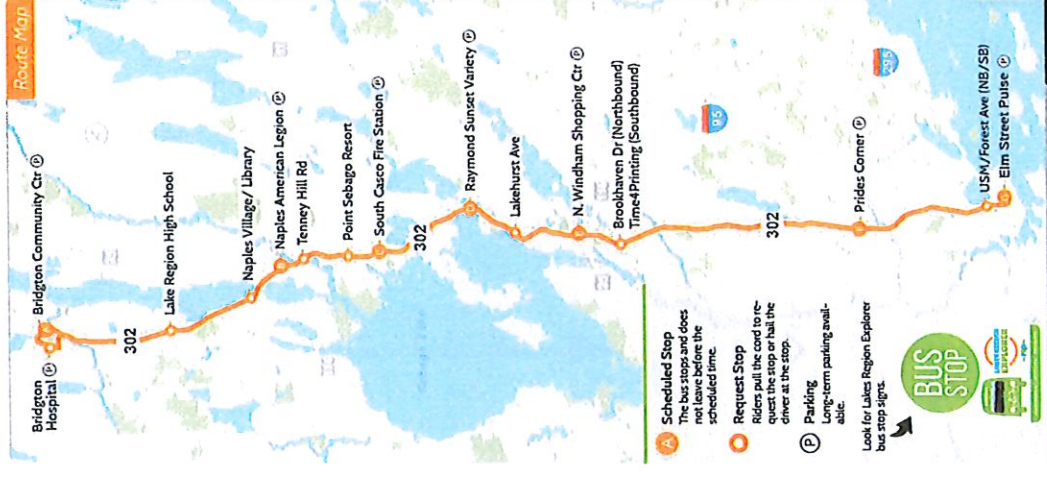
- ✓ Bridgton has 11 structures listed on the National Register of Historic Places (NRHP).
- ✓ The Maine Historic Preservation Commission has identified 18 properties as eligible for listing on the NRHP.
- ✓ The Town owns 150 acres of parkland, including beaches, parks, and nature preserves.
- ✓ There are over 90 miles of multiuse trails in Bridgton.
- ✓ Bridgton's beaches, parks, recreation facilities and programs, and private recreation facilities attract users from across the region.



Inventory and Analysis

Key Findings: Transportation, Infrastructure, and Services

- ✓ The Public Services Department maintains 75 miles of Town roads and manages snow removal for 220 miles of local and regional roads.
- ✓ Traffic has increased since 2016 with the highest traffic volumes along Route 302 from Main Street to Willett Road.
- ✓ The Lakes Region Explorer ridership has more than doubled since it began operation in 2013.
- ✓ The Town has added sidewalks and improved pedestrian connectivity in downtown in the past few years.
- ✓ Expansion of the wastewater system includes 23,000 linear feet of gravity sewer and 7,500 linear feet of force main piping.
- ✓ Library visits are increasing but have not returned to pre-pandemic levels.



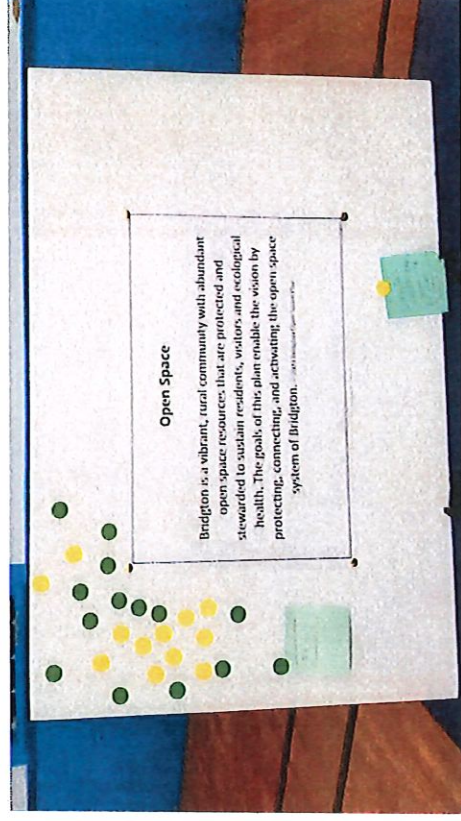
Inventory and Analysis

Key Findings: Challenges and Opportunities

- ✓ Impact of projected population decline and aging population on the region's workforce
- ✓ Supporting and encouraging development to address housing needs
- ✓ Supporting existing cultural assets and services to meet the needs of a changing community
- ✓ Balancing growth with preservation of natural resources and the rural landscape
- ✓ Maintaining infrastructure and facilities as costs continue to rise
- ✓ Enhancing the Town's recreation amenities and supporting a recreation economy

Next Steps

- ✓ Develop and launch community survey
- ✓ Ongoing online engagement
- ✓ Outreach through community events and directly to community groups



Draft Vision Statement

Open Space

Bridgton is a vibrant, rural community with abundant open space resources that are protected and stewarded to sustain residents, visitors and ecological health. The goals of this plan enable the vision by protecting, connecting, and activating the open space system of Bridgton. – from the 2023 Bridgton Open Space Plan

History and Culture

Bridgton honors the historic quaintness of Main Street, with small businesses, local shops, walkable streets, ample parking, and opportunities to view art and experience local culture. These assets contribute to the small town feel and help position Bridgton as a hub for surrounding communities.

A Place to Live, Work, and Play

Bridgton strives to be a community that creates ways for people to live, work, and play locally, by increasing access to diversified housing, educational opportunities, access to recreation and jobs that provide people the ability to thrive in place.

Healthy Community

Bridgton supports a healthy community for everyone to have access to a variety of recreational, educational, and social opportunities in our town. We strive to create opportunities to connect to one another in a supportive environment that contributes to social, emotional, and physical wellbeing.



Questions?

Dear Bridgton Select Board,

We the Greater Bridgton Lakes Region Chamber of Commerce, are asking for permission to use the property at highland lake beach for use of the annual winter carnival. Same as in years past we will be there from approximately 7am to 8pm. Only change this year is, we will be asking for permission to shut down highland rd between Creamery st and Kennard st(allowing for emergency vehicle access), We have already discussed this with the police chief, fire chief and EMA director. Thank you for your many years of support for this great community event.

Thanks

Daniel Harden

President of Winter Carnival.

SAVE THE DATE

MAINE LAKES WINTER CARNIVAL

Enjoy food from: **Saturday, February 17, 2024**
Highland Lake, Bridgton



Kid's ICE Fishing Derby
Spicy Chili Eating Contest



Family Movie

Juggler

Horse & Carriage



ICE BAR

Rail Jam

Freezing for a Reason

FIREWORKS!!!



An aerial photograph of a recreation complex. A prominent yellow path winds through a green field. Several blue buildings are scattered throughout the area, including a large one on the left and smaller ones on the right. A body of water is visible in the upper right corner. The sky is a clear blue.

Ham Recreation Complex

Master Plan

Fall 2023

Executive Summary

The 2023 Ham Recreation Complex Master Plan sets forth a vision for the future development and expansion of the Ham Complex. This plan was developed by consultant team VIEWSHED, a landscape architectural, planning, and GIS firm based in Yarmouth, Maine and overseen by the Town's Community Development Department and the Recreation Department over a four-month period, from late Summer through Fall of 2023.



Process

The scope included visiting, documenting, and analyzing the existing Ham Complex site with input from Town staff on current spatial challenges and future amenities for the complex. These future amenities and facilities include a playground, pickleball / tennis / basketball courts, field and court lighting, a multi-purpose area to host events, additional parking, and siting a future indoor sports complex. This list of amenities was developed by Town staff, informed by public engagement as a part of the 2023 Bridgton Open Space Plan, which was finalized in Summer of 2023.

After inventory and analysis, the consultant team produced three Conceptual Design options with cost estimates to review with town staff. Staff then provided feedback on the three options, guiding the consultant team to develop two distinct master plan options with cost estimates. Each master plan estimate was broken into funding phases to along with potential funding sources to help guide the Town's development of the complex over time, taking advantage of financial aid sources to build a more comprehensive fitness complex for the citizens of Bridgton.



Existing Conditions



Site Analysis

Observations:

- Drainage issues on Fields #3 & #4
- Solar orientation issues for Field #3
- Drainage issues in north gravel lot
- Concession stand location not suitable for score keeping of all fields
- Wet conditions/drainage issues along southern border of site
- USFW Wetland in north-eastern corner
- Gravel access roads may limit access for larger events / tournaments



Concept A: Basic Fix

- **Big Ideas:** Fix the problems and add basic amenities
- **Cost Estimate:**
- **Site Improvements:** \$1.6 M - \$2.9 M
- **Building:** \$7.3 M - \$ 15.7 M
- **Total Cost:** \$8.8 M - \$18.6 M
- Rotate Field #3 to address solar orientation issue
- Re-grade to address drainage issues on Fields #3 and #4
- Indoor sports facility (comparable to Fryeburg Recreation Center - 120'x140')
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court combined with (1) bonus pickleball court
- Sport courts near indoor facility for easy bathroom access
- Additional parking for sports center
- Playground near fields / existing parking
- Loop ADA walking path around facility



Concept B: The Hub

- **Big Ideas:** Cloverleaf(ish) the ball fields, cluster the court sports for separate use, multipurpose indoor facility doubles as event space.
- Cost Estimate:
 - Site Improvements:** \$2.4 M - \$4.2 M
 - Building:** \$7.3 M - \$15.7 M
 - Total Cost:** \$9.7 M - \$20 M
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side
- Shift Field #4 to create a clover leaf-like cluster
- Re-grade & add sub-surface drainage on Fields #3 and #4
- Two story indoor sports facility with elevated running track & gym (first story doubles as event space)
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court combined with (1) bonus pickleball court
- Additional parking near court sports
- Playground near fields and parking
- Add 'hangout area' by concession stand
- Loop ADA walking path around facility
- Pave Brag Way



Concept C: Crossroads

- **Big Ideas:** Create a central hub around the concession stand, generous indoor facility, and an interconnected path network.
- **Cost Estimate:**
 - Site Improvements:** \$3 M - \$5.1 M
 - Building:** \$10.4 M - \$22.3 M
 - Total Cost:** \$13.4 M - \$27.5 M
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side & shift Field #4
- Re-grade & add sub-surface drainage issues on Fields #3 and #4
- Indoor sports facility with indoor pool (80'x40) (5 lanes)
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/ tennis court)
- (1) Basketball court combined with (1) bonus pickleball court separated from tennis courts
- Additional parking for sports center
- Add 'hangout area' in the center by the concession stand for shade, rest / eating space for events / tournaments / parents
- Larger playground
- Loop trail around facility connecting to larger path network for dog walking, walking, hiking, etc
- Pave Brag Way



Concept Feedback

**Concept A:
Basic Fix**



- The "hangout" area is great on Concepts B & C - can we add it to this concept?
- This is a great concept - what can be done with the negative space south of field #3?
- Let's connect the path network back to the snack shack
- Like keeping the multi-purpose fields where they are, near the parking lot (more flexible)

**Concept B:
The Hub**



- The indoor sports facility on the main parcel takes up prime open space close to the parking lot
- The hangout area near the snack shack is great
- The ADA walking path is a great addition
- Some people may like the separation of the court sports and playground (noise)
- Add batting cages

**Concept C:
Crossroads**



- The indoor pool addition would be great, but the price tag is too much to handle and may scare people away from the idea of the rec center all together.
- The pathway node is great - let's make sure this is in the final concept(s)
- The central location of the playground near the courts and fields makes it easier for caregivers with multiple children

Master Plan A: The Loop

- Cost Estimate:
 - Site Improvements:** \$2.2 M - \$4 M
 - Building:** \$7.9 M - \$16.9 M
 - Total Cost:** \$10.1 M - \$20.1 M
- Lower cost plan
- Rotate Field #3 to address solar orientation issue
- Re-grade Fields #3 and #4 to address drainage issues
- Indoor sports facility (comparable to Fryeburg Recreation Center - 120'x140')
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court/multi-use court
- Sport courts near indoor facility for easy bathroom access
- Additional parking for sports center
- Playground near existing parking & adjacent to sports fields
- Batting cages near ball fields
- Small 'hangout area' by concession stand
- Loop ADA walking path around facility with rest areas
- Pave Brag Way



Master Plan B: The Heart

- Cost Estimate:
 - Site Improvements:** \$2.8 M - \$5.4 M
 - Building:** \$10.4 M - \$22.3 M
 - Total Cost:** \$13.3 M - \$27.7 M
- Higher cost plan
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side
- Shift Field #4 to create a clover leaf-like cluster
- Re-grade & add sub-surface drainage on Fields #3 and #4
- Larger indoor sports facility
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court/multi-use court
- Playground centrally located near fields, courts and parking
- Larger 'hangout area' by concession stand and playground
- Loop walking path / hiking trail around facility with trail node / hub
- Pave Brag Way



Phasing Plan

Phase I: LWCF

Budget: \$1,000,000

Town: \$500,000

LWCF Grant: up to \$500,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$104,000	\$309,000	Includes initial investigation for site
Playground	\$93,000	\$205,000	
Court Sports	\$437,000	\$615,000	Excludes Lighting
Baseball Fields	\$188,000	\$388,000	Excludes Lighting, Includes Batting Cages
Interior Shade Trees	\$31,000	\$125,000	
Total	\$853,000	\$1,642,000	

Master Plan B Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$127,000	\$378,000	Includes initial investigation for site
Playground	\$164,000	\$440,000	Includes Rest Area
Court Sports	\$438,000	\$620,000	Excludes Lighting
Baseball Fields	\$265,000	\$543,000	Excludes Lighting, Includes Batting Cages
Interior Shade Trees	\$25,000	\$100,000	
Total	\$994,000	\$2,080,000	

Phase II: Trails

Budget: \$190,000 - \$470,000

Town (20%): \$38,000 - \$93,700

Recreational Trails Program (80%): \$153,000 - \$375,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Demo & Mobilization	\$3,800	\$12,300	Includes rough grading
Path Network	\$187,000	\$384,000	Includes lights
Total	\$190,800	\$396,300	

Town (20%): \$38,000 - \$80,000

Recreational Trails Program (80%): \$153,000 - \$317,000

Master Plan B Cost Breakdown:

	Low	High	Notes
Demo & Mobilization	\$4,300	\$13,600	Includes rough grading
Path Network	\$242,000	\$455,000	Includes lights
Total	\$246,300	\$468,600	

Town (20%): \$50,000 - \$93,700

Recreational Trails Program (80%): \$197,000 - \$375,000

Phase III: Access & Lighting

Budget: \$1,210,000 - \$2,940,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$20,300	\$64,300	Includes rough grading
Pave Brag Way & Parking Lots	\$1,090,000	\$1,711,000	Includes lighting & sidewalks
Lighting	\$77,500	\$135,000	Courts & ball fields
Hangout Area	\$9,700	\$33,000	
Trees	\$16,500	\$65,000	Parking Lot Trees
Total	\$1,214,000	\$2,008,300	

Master Plan B Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$24,000	\$76,000	Includes rough grading
Pave Brag Way & Parking Lots	\$1,363,000	\$2,176,000	Includes lighting & sidewalks
Lighting	\$77,500	\$135,000	Courts & ball fields
Hangout Area	\$126,000	\$495,000	
Trees	\$14,000	\$55,000	Parking Lot Trees
Total	\$1,604,500	\$2,937,000	

Phasing Plan - Funding Sources

Phase I: LWCF	Phase II: Trails	Phase III: Access & Lighting
Budget: \$1,000,000 Town: \$500,000 LWCF Grant: up to \$500,000	Budget: \$190,000 - \$470,000 Town (20%): \$38,000 - \$93,700 Recreational Trails Program (80%): \$153,000 - \$375,000	Budget: \$1,210,000 - \$2,940,000
Funding Sources: <ul style="list-style-type: none">• LWCF• CDBG Funds• Land for Maine's Future• Landscape Structures (online grant resources)• Lowe's Hometowns Impact Program• Maine Community Foundation Grant Programs• Kaboom!• Play for all Grant (Pro Playgrounds)• Cliff Family Foundation Grants• Community Thrives Grant (Gannett Foundation)• D.H. Rose Grants (Dorthea Haus Ross Foundation)• Dr. Scholl's Grant (Dr. Scholl's Foundation)• Libra Foundation• Private Fundraising• Municipal Bonds• Other Grant Programs	Funding Sources: <ul style="list-style-type: none">• Recreational Trail Program (RTP Grant) (Bureau of Parks and Lands)• Private Fundraising• Municipal Bonds• Other Grant Programs	Funding Sources: <ul style="list-style-type: none">• Maine DOT• CDBG Funds• Municipal Bonds• Private Fundraising• Development/Impact Fees• Grant Programs

Phasing Plan - Indoor Sports Facility

Phase IV: Indoor Sports Facility

Budget: \$7,400,000 - \$22,300,000

Cost Breakdown:

	Low	High	Notes
Indoor Sports Facility	\$7,900,000	\$22,300,000	Varies based on materials & amenities

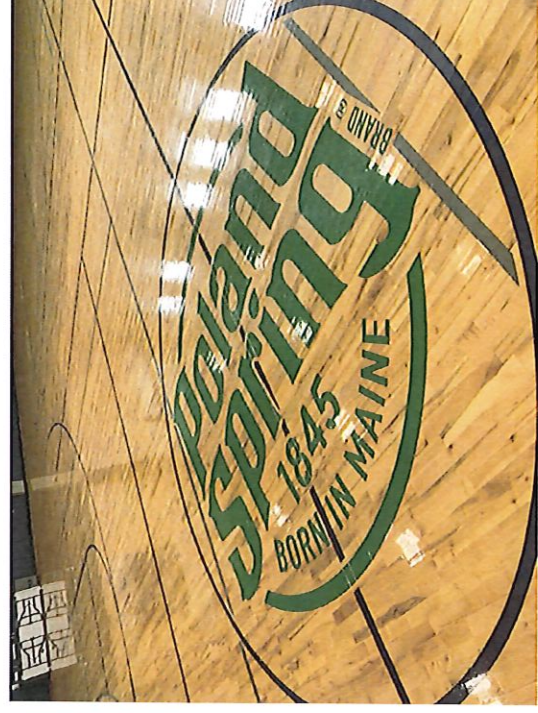
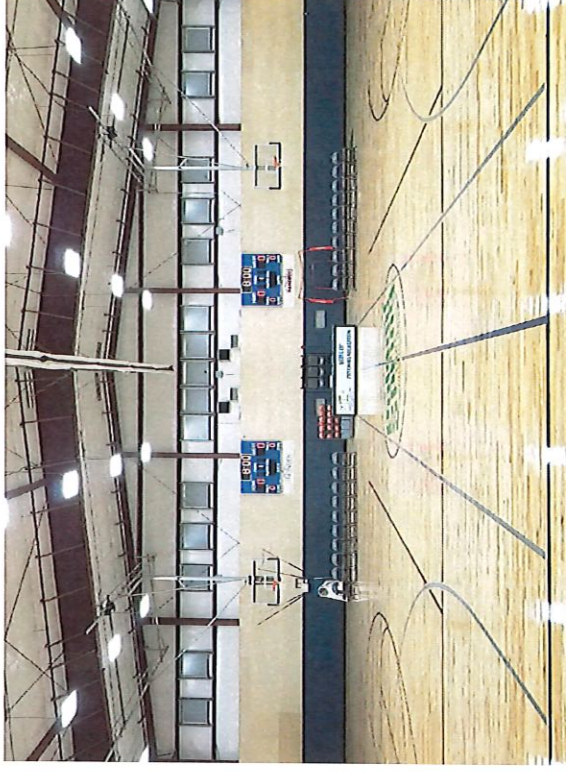
Funding Sources:

- Maine DOT
- CDBG Funds
- Municipal Bonds
- Private Fundraising
- Sponsors

Think Multi-Use!

Maintenance funding can come from other sources and construction funding can come from monies intended for non-sport uses as well as sponsorships

- Rentable event space
- Polling Location
- Emergency Services/shelter
- Rainy Day backup (Brewfest!)
- Tournaments
- Dance Hall



Laurie Chadbourne

From: Laurie Chadbourne
Sent: Tuesday, December 5, 2023 9:25 AM
To: Bridgton News Ads
Subject: RE: public hearing AMENDMENT

Please amend this ad and the date of publication as follows and confirm receipt.

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, January 9, 2024 to accept oral and written comments on a special amusement permit application from Shawnee Peak Holdings, LLC dba Pleasant Mountain located at 119 Mountain Road for live entertainment.

Please advertise on December 28, 2023.

From: Bridgton News Ads <ads@bridgton.com>
Sent: Thursday, November 30, 2023 9:38 AM
To: Laurie Chadbourne <lchadbourne@bridgtonmaine.org>
Subject: Re: public hearing

Hi Laurie!

Thank you for sending that over. I will be sure it gets in for our 12/14 edition!

Get [Outlook for iOS](#)

From: Laurie Chadbourne <lchadbourne@bridgtonmaine.org>
Sent: Thursday, November 30, 2023 9:03:10 AM
To: Bridgton News Ads <ads@bridgton.com>
Subject: public hearing

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, December 26, 2023 to accept oral and written comments on a special amusement permit application from Shawnee Peak Holdings, LLC dba Pleasant Mountain located at 119 Mountain Road for live entertainment.

Please advertise on December 14, 2023.

Kindly confirm receipt.

Thank you,
Laurie

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: Shawnee Peak Holdings LLC, DBA Pleasant Mountain
Address of applicant: 119 Mountain Rd Bridgton, ME 04009
Telephone # of applicant: 207-647-8444

Name of business: Shawnee Peak Holdings LLC, DBA Pleasant Mountain
Address of business: 119 Mountain Road Bridgton, ME 04009
Telephone # of business: 207-647-8444

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

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

Type of Entertainment Planned: SKI resort w/ occasional entertainment/music/DJs

Hours of Entertainment Planned: During regular hours of 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 #: CARL-1994-9048 Expiration Date: 12/12/23 ☒ copy attached

Current Dance License #: 9442 Expiration Date: 12/14/23 ☒ copy attached

Signature:  Date: 11/29/23

FOR OFFICE USE ONLY:

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

DATE SUBMITTED ____/____/20__

RECEIVED BY: _____

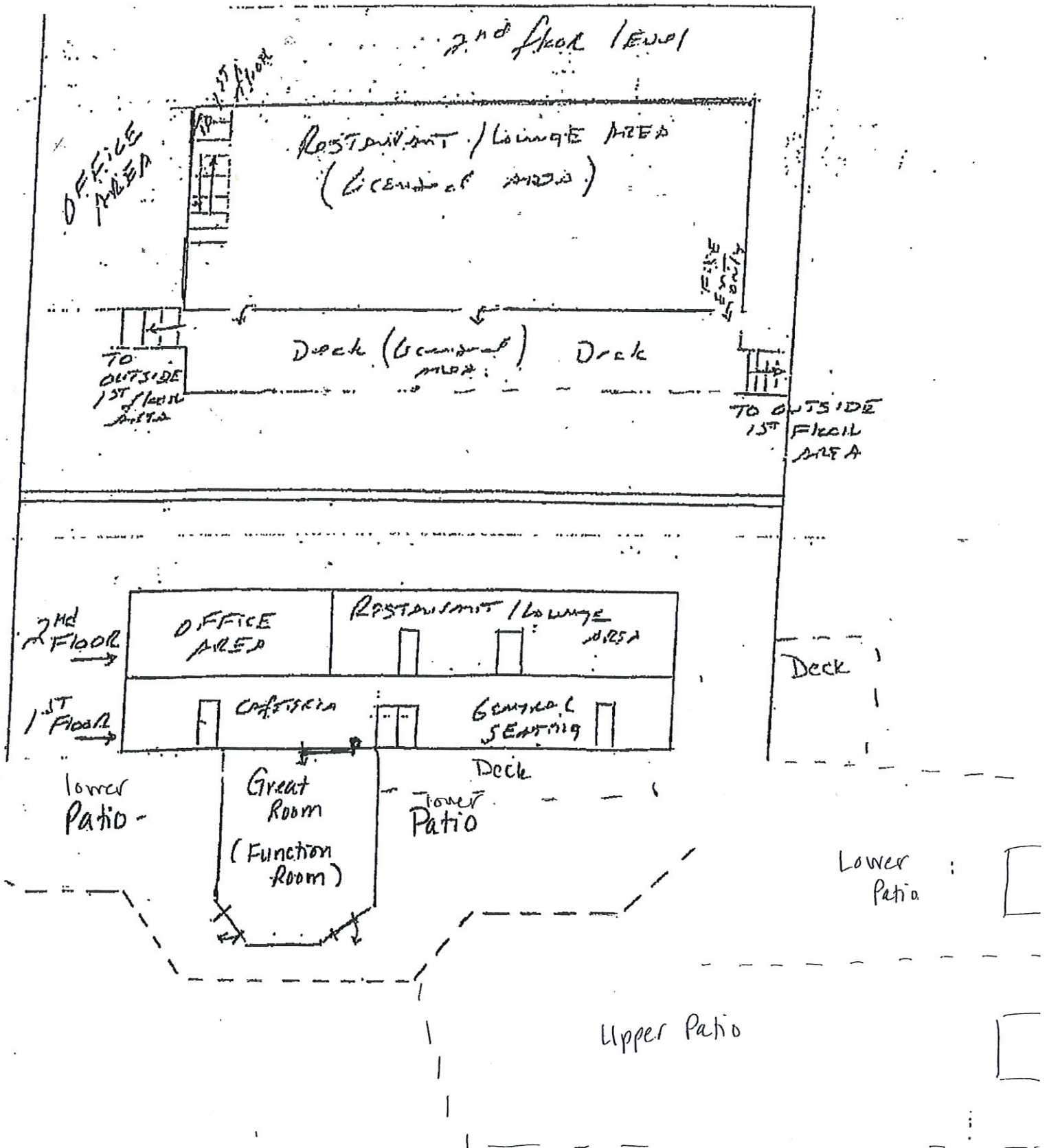
BOARD OF SELECTMEN

DATE OF APPROVAL ____/____/20__

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

REVISED 07.2015

PREMISE DIAGRAM



Laurie Chadbourne

From: Laurie Chadbourne
Sent: Thursday, December 7, 2023 11:13 AM
To: 'Bridgton News Ads'
Subject: Public Hearing

**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, January 9, 2024 to accept oral and written comments on a special amusement permit application from Noble House Inn located at 81 Highland Road for live entertainment.

Please advertise on December 28, 2023.

Kindly confirm receipt.

Thank you,
Laurie

Laurie L. Chadbourne

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

Main 207.647.8786 Direct 207.803.9950

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

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: Lynn Williams
Address of applicant: 81 Highland Rd. Bridgton ME 04009
Telephone # of applicant: 207-647-3733 cell 2397385981

Name of business: Noble House Inn
Address of business: 81 Highland Rd. Bridgton ME 04009
Telephone # of business: 207 647.3733

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


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

Type of Entertainment Planned: Weddings, some music events (maybe, none planned)
Hours of Entertainment Planned: 4-9:30 pm

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: _____ ☐ copy attached

Current Dance License #: _____ Expiration Date: _____ ☐ copy attached

Signature:  Date: _____

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__

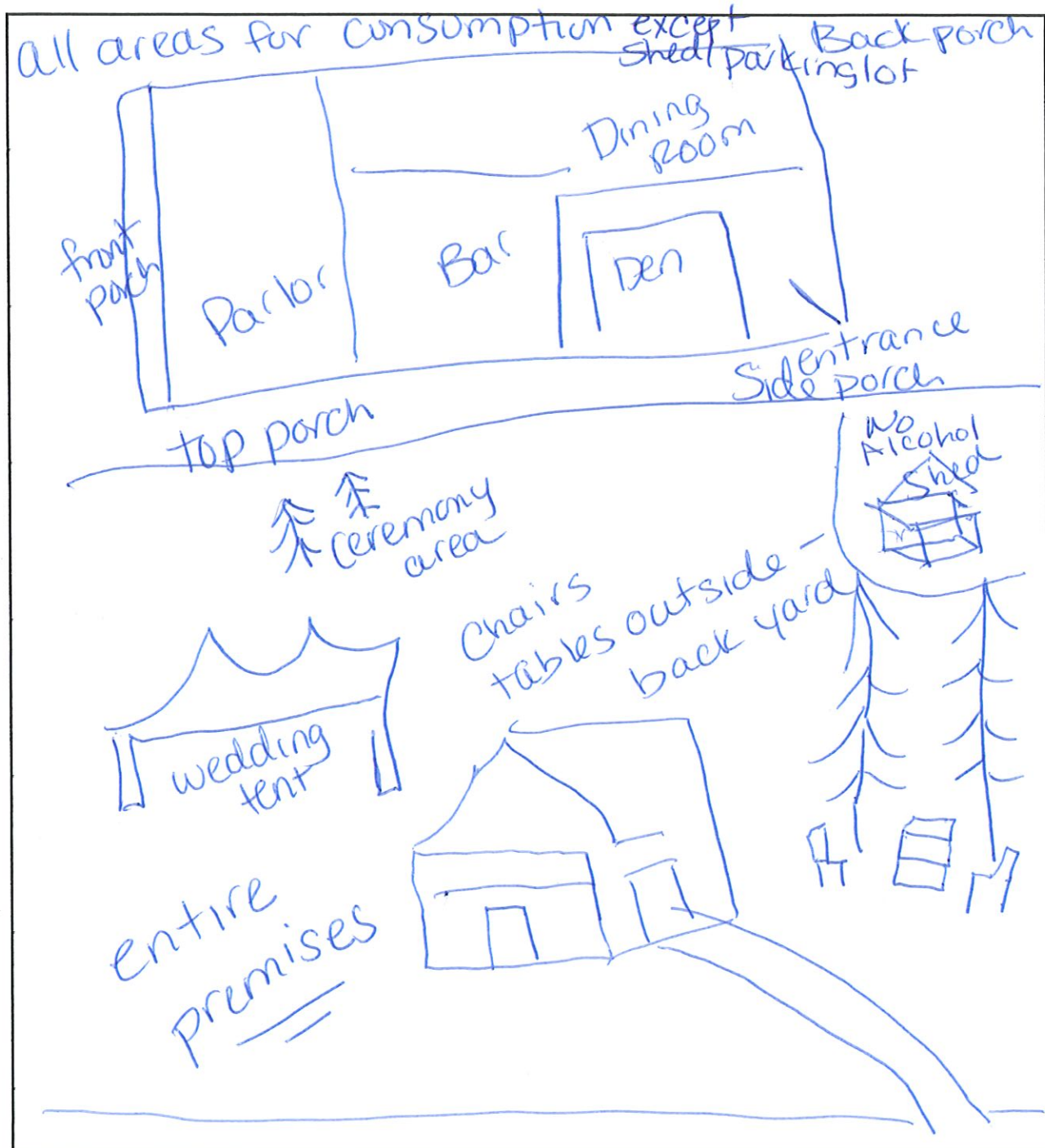
TOWN CLERK'S OFFICE • 3 CHASE STREET, SUITE 1 • BRIDGTON, ME 04009 • (207) 647-8786

REVISED 07.2015

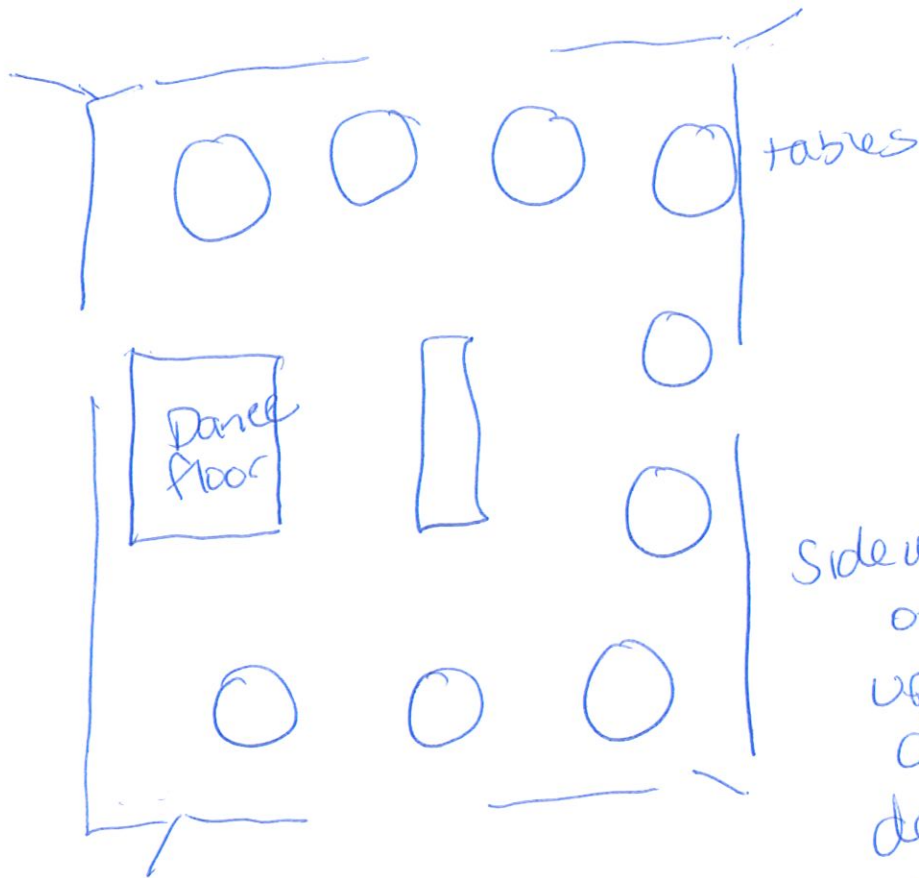
Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Outside tent → Rented, dance floor



Sidewalls
or tent
up or
down
depending
on weather -
Exits on
all or most
sides

TOWN OF BRIDGTON

MEMO

TO: Select Board
FROM: Laurie L. Chadbourne, Town Clerk
RE: Business Licenses
DATE: January 2, 2024

January 9, 2024 Select Board Meeting

8. Action Items Following Public Hearing

a. Special Amusement Permit from Shawnee Peak Holdings LLC dba Pleasant Mountain Located at 119 Mountain Road

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

b. Special Amusement Permit from Noble House Located at 81 Highland Road

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

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

TOWN OF BRIDGTON

MEMO

TO: Bob A. Peabody Jr., Town Manager
Bridgton Select Board
FROM: Georgiann M. Fleck, Deputy Town Manager
RE: Budget Review; Select Board
DATE: January 9, 2024

For consideration, attached please find a suggested schedule for the Select Board to begin review of the FY 2024/2025 proposed budget with the respective Department Heads and Outside Agencies. This is the same process and approximate dates the Board has followed over the past several years.

I am suggesting Monday, March 4, 2024 and Tuesday, March 5, 2024 this year to allow additional time for review in order to get it on the Board's agenda for approval on Tuesday March 12, 2024.

Respectfully,
Georgiann

TOWN OF BRIDGTON
PROPOSED DEPARTMENTAL BUDGET REVIEWS
FY 2024/2025

Monday, March 4, 2024

8:30a.m. Budget Overview

9:00a.m. Department Review

029 - Other General Government

071 – Recreation

077 - Ham Complex

018 - Town Hall

015 - Municipal Complex

051 - Public Works

052 - Town Garage

053 - Vehicle Maintenance

054 - Transfer Station

073 - Cemeteries

074 - Parks Department

076 - Pondicherry Park

294 - Capital Expense

014 - Community Development

013 - Code Enforcement

035 - Health Officer

022 - Boards

017 - Town Clerk

012 – Assessing

016 - General Assistance

031 - Police Department

033 - Animal Control

032 - Bridgton Fire Department

049 - Other Public Safety

019 – Finance

291 - Insurances

292 - Employee Benefits

011 - Administration

Tuesday, March 5, 2024

Starting at 9:00a.m.

Review any outstanding departments

Additional Comments or Questions

034 - Civil Emergency

072 - Bridgton Public Library

075 - Bridgton Community Center

293 - Outside Agency Services

299 - Other Town Wide

010 - Revenues

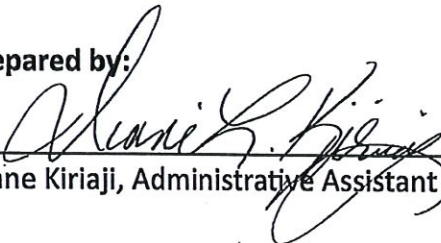
Sewer User Billing / Review Form

Commitment #282 December 2023 – Route 2

The undersigned have prepared, verified, and approved the billing information ready to be invoiced to the owners of the properties, units and structures contained on **Route 2**, for the period beginning on **1, September, 2023** and ending on **30, November, 2023**.

The date on which the rates included in this list are due and payable is **26, January, 2024**, with the sum total being **\$ 23,431.96**.

Prepared by:


Diane Kiriaji, Administrative Assistant Public Services

DATE: 12/14/2023

Billing Rates / FY24

Meter Rate (Flow Rate)	\$ 0.0242	x 98,972	\$ 2,395.12
Reserve Account	\$ 0.00	x 0	\$ 0.00
Equivalent Dwelling Unit (EDU)	\$ 146.31	x 132	\$ 19,312.92
Debt	\$ 13.06	x 132	<u>\$ 1,723.92</u>
TOTAL =			\$ 23,431.96

Verified by:


Holly Heymann, Finance Director

DATE: 12-20-23

Approved by:


David Madsen, Public Services Director

DATE: 12-21-23

CERTIFICATE OF COMMITMENT OF SEWER USER RATES
COMMITMENT #282

December 2023
Route 2

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

Attached is a true list of the sewer rates established by us pursuant to 30-M.R.S. § 3406 for those properties, units and structures on **Route 2**, required by local and State Law to pay a sewer rate to the municipality, for the **period beginning 1 September 2023 and ending 30 November 2023**. This list is comprised of 5 pages which are attached to this certificate.

The date on which the rates included in this list are **due and payable is 9 February, 2024**. You are hereby required to collect from each person named in the attached list, his or her respective amount as indicated in the list; **the sum-total being \$ 23,431.96**. You are hereby required to charge interest at a rate of 6.0% per annum on any unpaid account balance. You are hereby authorized to collect these rates and any accrued interest by any means legally available to you under State Law.

Given under our hands this **9th day of January 2024**.

Carmen Lone, Chair

Robert McHatton, Sr., Vice-Chair

Paul Tworog

Kenneth Murphy

Carrye Castleman-Ross

Billing Edit Report

12/18/2023

Seq	Previous	Current	Cons	EDU	Sewer	TOTAL	Acct	Name	Location
Book #									
*1	117,100	118,100	1,000	2		\$342.94	258	HAZEL, PHILIP A	4 WALKER ST.
		Consumption/Flow Rate	0.0242		24.20			0022-0100	
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			342.94				
*2	8,025	8,135	110	1		\$162.03	272	THE CARRY ALL	2 COTTAGE ST.
		Consumption/Flow Rate	0.0242		2.66			CORNER, LLC	
		EDU / Rate	146.31		146.31			023-148	
		Debt	13.06		13.06				
		Total			162.03				
*3	2,653	3,063	410	1		\$169.29	286	MACLEAN, DONALD	5 CHURCH ST.
		Consumption/Flow Rate	0.0242		9.92			HAY	
		EDU / Rate	146.31		146.31			023-142	
		Debt	13.06		13.06				
		Total			169.29				
*4	129,300	129,800	500	3		\$490.21	294	WARD, JUSTIN A	140 MAIN ST.
		Consumption/Flow Rate	0.0242		12.10			023-027	
		EDU / Rate	146.31		438.93				
		Debt	13.06		39.18				
		Total			490.21				
*5	14,900	14,900	0	1		\$159.37	298	OBERG, PETER W	150 MAIN ST.
		Consumption/Flow Rate	0.0242		0.00			023-030	
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			159.37				
*6	27,800	28,000	200	1		\$164.21	300	ORCHARD VIEW,	154 MAIN ST.
		Consumption/Flow Rate	0.0242		4.84			LLC	
		EDU / Rate	146.31		146.31			023-031	
		Debt	13.06		13.06				
		Total			164.21				
*7	4,810	5,165	355	1		\$167.96	301	HOMESTEAD FARM	156 MAIN ST.
		Consumption/Flow Rate	0.0242		8.59			GROUP, LLC	
		EDU / Rate	146.31		146.31			023-032	
		Debt	13.06		13.06				
		Total			167.96				
*8	224,880	225,215	335	4		\$645.59	302	MCIVER	160 MAIN ST.
		Consumption/Flow Rate	0.0242		8.11			PROPERTIES, LLC	
		EDU / Rate	146.31		585.24			023-034	
		Debt	13.06		52.24				
		Total			645.59				
*9	20,800	21,100	300	1		\$166.63	303	C & G CONSULTING,	2 ELM ST.
		Consumption/Flow Rate	0.0242		7.26			LLC	
		EDU / Rate	146.31		146.31			0023-0035A	
		Debt	13.06		13.06				
		Total			166.63				
*10	4,225	4,864	639	1		\$174.83	334	KIERNAN, ROBYN	13 IREDALE ST.
		Consumption/Flow Rate	0.0242		15.46			0023-0094	
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			174.83				
*11	772,300	775,500	3,200	5		\$874.29	337	TOWN OF	3 CHASE ST.
		Consumption/Flow Rate	0.0242		77.44			BRIDGTON	
		EDU / Rate	146.31		731.55			023-093	
		Debt	13.06		65.30				
		Total			874.29				
*12	54,800	57,000	2200	2		\$371.98	342	MCCARRON, MARY	2 IREDALE ST.
		Consumption/Flow Rate	0.0242		53.24			0023-0092	
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			371.98				
*13	21,200	21,500	300	1		\$166.63	359	STOVER, KENNETH	4 HARRISON RD.
		Consumption/Flow Rate	0.0242		7.26			A	
		EDU / Rate	146.31		146.31			023-090	
		Debt	13.06		13.06				
		Total			166.63				
*14	116,165	122,440	6275	1		\$311.23	360	NORWAY SAVINGS	1 HARRISON RD.
		Consumption/Flow Rate	0.0242		151.86			BANK	
		EDU / Rate	146.31		146.31			024-038	
		Debt	13.06		13.06				
		Total			311.23				

Billing Edit Report

12/18/2023

Seq	Previous	Current	Cons	EDU	Sewer	TOTAL	Acct	Name	Location
*15	99,400	2,800	3,400	7		\$1,197.87	362	TRAN, ANDY 023-089	270 MAIN ST.
		Consumption/Flow Rate	0.0242		82.28				
		EDU / Rate	146.31		1024.17				
		Debt	13.06		91.42				
		Total			1197.87				
*16	7,310	7,643	333	1		\$167.43	363	THE CARRY ALL CORNER, LLC	2 COTTAGE STREET
		Consumption/Flow Rate	0.0242		8.06				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			167.43				
*17	464,700	470,800	6,100	5		\$944.47	364	MAGUIRE, GEORGE E. & AMY J.-TRUSTEES OF THE WALES 023-086	260 MAIN ST.
		Consumption/Flow Rate	0.0242		147.62				
		EDU / Rate	146.31		731.55				
		Debt	13.06		65.30				
		Total			944.47				
*18	39,300	39,300	0	1		\$159.37	365	TRAN, ANDY 023-087	262 MAIN ST.
		Consumption/Flow Rate	0.0242		0.00				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			159.37				
*19	3,454	3,788	334	1		\$167.45	366	SIGNORELLI, ERIC B 023-088	264 MAIN ST.
		Consumption/Flow Rate	0.0242		8.08				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			167.45				
*20	227,100	232,400	5,300	6		\$1,084.48	367	HRONARAKIS, MARINIS 023-085	256 MAIN ST.
		Consumption/Flow Rate	0.0242		128.26				
		EDU / Rate	146.31		877.86				
		Debt	13.06		78.36				
		Total			1084.48				
*21	9,601	9,819	218	1		\$164.65	368	THE CARRY ALL CORNER, LLC	2 COTTAGE STREET
		Consumption/Flow Rate	0.0242		5.28				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			164.65				
*22	2,450	7,053	4,603	2		\$430.13	369	MAIN ECO PROPERTIES, LLC	41 DEPOT STREET
		Consumption/Flow Rate	0.0242		111.39				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			430.13				
*23	109,800	109,800	0	0		\$0.00	370	MAIN ECO PROPERTIES, LLC 0023-0107	261 MAIN ST.
		Consumption/Flow Rate	0.0242		0.00				
		EDU / Rate	146.31		0.00				
		Debt	13.06		0.00				
		Total			0.00				
*24	138	172	34	1		\$160.19	371	MATTHEWS, SHELLEY 023-105	271 MAIN ST. - SUITE 1 (JACKALOPE LIVING)
		Consumption/Flow Rate	0.0242		0.82				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			160.19				
*25	48,743	51,700	2,957	9		\$1,505.89	372	MAINLY MELTS 023-106	257 MAIN ST.
		Consumption/Flow Rate	0.0242		71.56				
		EDU / Rate	146.31		1316.79				
		Debt	13.06		117.54				
		Total			1505.89				
*26	87	115	28	1		\$160.05	374	CHAMBER OF COMMERCE	257 MAIN STREET
		Consumption/Flow Rate	0.0242		0.68				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			160.05				
*27	176	241	65	1		\$160.94	375	CONROY CREATIONS, CO	271 MAIN ST. - SUITE 4 (CONROY CREATIONS)
		Consumption/Flow Rate	0.0242		1.57				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			160.94				
*28	40,660	42,960	2,300	2		\$374.40	376	SNDME2, LLC 0023-0083	248 MAIN ST.
		Consumption/Flow Rate	0.0242		55.66				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			374.40				

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Seq	Previous	Current	Cons	EDU	Sewer	TOTAL	Acct	Name	Location
*29	38,330	38,360	30	3		\$478.84	377	SNDME2, LLC 023-082	244 MAIN ST.
		Consumption/Flow Rate	0.0242		0.73				
		EDU / Rate	146.31		438.93				
		Debt	13.06		39.18				
		Total			478.84				
*30	29,045	30,340	1,295	2		\$350.08	378	SHACKLEY, LANELL 0023-0081	240 MAIN ST.
		Consumption/Flow Rate	0.0242		31.34				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			350.08				
*31	77	334	257	1		\$165.59	380	MCIVER PROPERTIES LLC 23-105	271 MAIN ST. - UNIT 3 (UPSTAIRS APT)
		Consumption/Flow Rate	0.0242		6.22				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			165.59				
*32	1,089	1,988	899	1		\$181.13	381	MCIVER PROPERTIES LLC 23-105	271 MAIN ST. - UNIT 4 (UPSTAIRS APT)
		Consumption/Flow Rate	0.0242		21.76				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			181.13				
*33	35,400	35,500	100	1		\$161.79	382	KEYBANK NATIONAL ASSOCIATION 023-079	232 MAIN ST.
		Consumption/Flow Rate	0.0242		2.42				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			161.79				
*34	223,400	225,600	2,200	2		\$371.98	383	IT WAS ALL A DREAM LLC 023-114	233 MAIN ST.
		Consumption/Flow Rate	0.0242		53.24				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			371.98				
*35	254	290	36	1		\$160.24	384	MCIVER PROPERTIES LLC 23-105	271 MAIN ST. - UNIT 5 (AIR BNB)
		Consumption/Flow Rate	0.0242		0.87				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			160.24				
*36	21,629	34,885	13,256	13		\$2,392.61	385	O'CONNOR, JUSTIN 23-105	271 MAIN ST. - SUITES 2 & 3 - (QUEENS HEAD PUB)
		Consumption/Flow Rate	0.0242		320.80				
		EDU / Rate	146.31		1902.03				
		Debt	13.06		169.78				
		Total			2392.61				
*37	436,400	441,200	4,800	2		\$434.90	406	REN-BRO, INC. 023-128	151 MAIN ST.
		Consumption/Flow Rate	0.0242		116.16				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			434.90				
*38	495,400	504,200	8,800	6		\$1,169.18	409	MAINE 4-H FOUNDATION / MAGIC LANTERN 0023-0137	9 DEPOT ST.
		Consumption/Flow Rate	0.0242		212.96				
		EDU / Rate	146.31		877.86				
		Debt	13.06		78.36				
		Total			1169.18				
*39	9,015	9,220	205	1		\$164.33	411	PIKE, KELLY 023-136	1 DEPOT ST.
		Consumption/Flow Rate	0.0242		4.96				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			164.33				
*40	81,080	83,285	2,205	6		\$1,009.58	412	COOL C AND EASY E LLC 023-134	18B DEPOT ST.
		Consumption/Flow Rate	0.0242		53.36				
		EDU / Rate	146.31		877.86				
		Debt	13.06		78.36				
		Total			1009.58				
*41	157,300	158,600	1,300	3		\$509.57	415	C & P NEW HORIZONS, LLC 023-133	16 DEPOT ST.
		Consumption/Flow Rate	0.0242		31.46				
		EDU / Rate	146.31		438.93				
		Debt	13.06		39.18				
		Total			509.57				
*42	82,900	82,900	0	2		\$318.74	417	MÔTEL, PETER J. 023-135	20 DEPOT ST.
		Consumption/Flow Rate	0.0242		0.00				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			318.74				

Billing Edit Report

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Seq	Previous	Current	Cons	EDU	Sewer	TOTAL	Acct	Name	Location
*43	35,200	35,700	500	1		\$171.47	426	OBERG, PETER W 023-018	132 MAIN ST.
		Consumption/Flow Rate	0.0242		12.10				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			171.47				
*44	103	157	54	1		\$160.68	450	C.J. RIVER / c/o STEPHEN DALTON	271 MAIN ST. - SUITE 5 (C.J. RIVER)
		Consumption/Flow Rate	0.0242		1.31				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			160.68				
*45	171	281	110	1		\$162.03	702	PUCKETT, ROBERT W 023-105	271 MAIN ST.
		Consumption/Flow Rate	0.0242		2.66				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			162.03				
*46	297	808	511	1		\$171.74	704	MCIVER PROPERTIES LLC 023-105	271 MAIN ST.
		Consumption/Flow Rate	0.0242		12.37				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			171.74				
*47	5,438	5,446	8	1		\$159.56	709	OBERG, PETER W 023-029	148 MAIN ST.
		Consumption/Flow Rate	0.0242		0.19				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			159.56				
*48	34,800	34,900	100	1		\$161.79	720	C & G CONSULTING, LLC 0023-0035	2 ELM ST.
		Consumption/Flow Rate	0.0242		2.42				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			161.79				
*49	4,800	5,000	200	1		\$164.21	734	GRANT, AMY 023-033	158 MAIN ST.
		Consumption/Flow Rate	0.0242		4.84				
		EDU / Rate	146.31		146.31				
		Debt	13.06		13.06				
		Total			164.21				
*50	6,000	6,000	0	0		\$0.00	784	C & G CONSULTING, LLC 0023-0035	2 ELM ST.
		Consumption/Flow Rate	0.0242		0.00				
		EDU / Rate	146.31		0.00				
		Debt	13.06		0.00				
		Total			0.00				
*51	1,564,900	1,583,000	18,100	4		\$1,075.50	789	MAINE 4-H FOUNDATION / MAGIC LANTERN 0023-0137	9 DEPOT ST.
		Consumption/Flow Rate	0.0242		438.02				
		EDU / Rate	146.31		585.24				
		Debt	13.06		52.24				
		Total			1075.50				
*52	39,500	39,800	300	2		\$326.00	806	MAIN ECO PROPERTIES, LLC 023-131	8 DEPOT ST.
		Consumption/Flow Rate	0.0242		7.26				
		EDU / Rate	146.31		292.62				
		Debt	13.06		26.12				
		Total			326.00				
*53	6,025	6,035	10	9		\$1,434.57	808	A CORKED FORK, LLC 0023-0134A	18A DEPOT ST.
		Consumption/Flow Rate	0.0242		0.24				
		EDU / Rate	146.31		1316.79				
		Debt	13.06		117.54				
		Total			1434.57				
*54	18,725	20,925	2,200	3		\$531.35	4116	GORRELL, CILMA 0023-0148	2 COTTAGE ST.
		Consumption/Flow Rate	0.0242		53.24				
		EDU / Rate	146.31		438.93				
		Debt	13.06		39.18				
		Total			531.35				
TOTAL:			98,972	132	\$23,431.96	\$23,431.96			

Billing Edit Report									
Seq	Previous	Current	Cons	Water	Sewer	Total	Acct	Name	Location
Book #									
Total:					TOTAL:	\$23,431.96	\$23,431.96		

Billing Edit Report

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Consumption Report										
----- Sewer -----										
Book	FLOW	RESRV	EDU	DEBT	5	6	7	8	9	TOTAL
2	\$0.0242	0	\$146.31	\$13.06	0	0	0	0	0	
	98,972	0	132	132						
TOTAL:	\$2,395.12	\$0.00	\$19,312.92	\$1,723.92	0	0	0	0	0	\$23,431.96

Meter Report		
----- Sewer -----		
Code	Meter Size	Count
1	METER	54
TOTAL:		54
		98,972

Calculation Summary Report			
WATER		SEWER	
Override	\$0.00	Override	\$0.00
Flat	\$0.00	EDU	\$19,312.92
Units	\$0.00	Debt	\$1,723.92
Consumption	\$0.00	Consumption	\$2,395.12
Miscellaneous	\$0.00	Miscellaneous	\$0.00
Adjustments	\$0.00	Adjustments	\$0.00
Tax	\$0.00	Tax	\$0.00
Total:	\$0.00	Total:	\$23,431.96

User Category Summary							
WATER				SEWER			
Category	Count	Cons	Amount	Category	Count	Cons	Amount
				1 METER RATE	54	98972	23,431.96

* = Override