Select Board Meeting Minutes

February 27, 2024; 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; Deputy Town Clerk Veronica LaCascia; Community Development Director Victoria Hill; Recreation Director Gary Colello; Public Services Director David Madsen; Fire Chief Glen Garland.

1. Call to Order

Chair Lone called the meeting to order at 5:03 P.M.

2. Pledge of Allegiance

The Board recited the “Pledge of Allegiance.”

3. Approval of Minutes: February 13, 2024

Member Tworog made a **motion** to approve the minutes. Member Murphy **seconded** the motion.

**5 approve/ 0 oppose.**

4. Public Comments on Non-Agenda Items

5. Committee/Liaison Reports

Vice-Chair McHatton stated that CDBG will have a recommendation ready for the next agenda.

Member Castleman-Ross was very happy with the Recycling Committee and encouraged community members to apply to be on the committee.

6. Correspondence, Presentations, and Other Pertinent Information

a. Hio Ridge Road Speed Study

Town Manger Robert Peabody explained that completing the speed study could result in a

higher speed limit. The Board requested a higher law enforcement presents in the area to avoid raising the speed limit. Town Manager Peabody will redraft a letter to Maine DOT for all 5 Board Members to sign regarding the early construction for paving route 302.

7. New Business

a. Awards and Other Administrative Recommendations

1. Main Eco Homes Trademark Request

Vice-Chair McHatton made a **motion** to approve the use of the Town trademark by Main Eco Homes. Member Murphy **seconded** the motion. **5 approve/ 0 oppose**

b. Permits/Documents Requiring Board Approval

1. Victualer’s Licenses to: Mountain Range Golf Course Located at 146 Harrison Road (Renewal); The Daily Loaf Located at 21 Smith Ave (New); Stella Blues Bakery Located at 55 Heathersfield Road (New); Nilfa’s Kusina Located at 160 Main Street (New)

Chair Lone made a **motion** to approve the Victualer Licenses. Vice-Chair McHatton **seconded** the motion.

**5 approve -0 oppose**

2. Kids to Parks Day

Member Tworog made a **motion** to approve kids to parks day proclamation. Vice-Chair McHatton **seconded** the motion. **5 approve – 0 oppose**

3. June Warrant Preparation

The Chair made a **motion** that the Town of Bridgton hereby certify to the municipal clerk of the Town of Bridgton, pursuant to 30-A M.R.S. 3002, that attached hereto is a true copy of the proposed ordinance entitled, "Amendments to Bridgton Land Use Code to Implement State Housing Law/' to be voted on at a referendum election of the Town of Bridgton on June 11, 2024, under the following secret ballot question:

Question \_\_\_\_. Shall an ordinance entitled, "Amendments to Bridgton Land Use Code to Implement State Housing Law," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Discussion ensues, Director Hill clarifies that there will no longer be zoning restrictions when obtaining a mass gathering permit. Member Tworog **seconded** the motion. **5 approve/ 0 oppose**

The Chair made a **motion** that the Town of Bridgton hereby certify to the municipal clerk of the Town of Bridgton, pursuant to 30-A M.R.S. 3002, that attached hereto is a true copy of the proposed ordinance entitled "Repeal of Bridgton Floodplain Management Ordinance, Revised 2019, and Replace with Adoption of Bridgton Floodplain Management Ordinance" to be voted on at a referendum election of the Town of Bridgton on June 11 , 2024 under the following secret ballot question:

Question \_\_\_\_. Shall an ordinance entitled, "Repeal of Bridgton Floodplain Management Ordinance, Revised 2019, and Replace with Adoption of Bridgton Floodplain Management Ordinance," be enacted?

(Note: Copies of the text of the ordinance are available from the Town Clerk.)

Member Tworog **seconded** the motion. **5 approve/ 0 oppose**

The Chair made a **motion** that of the Town of Bridgton hereby certify to the municipal clerk of the Town of Bridgton, pursuant to 304 M.R.S. 3002, that attached hereto is a true copy of the proposed ordinance entitled, "Amendment to, Repeal of, and Adoption of Certain Bridgton Ordinances to Update Mass Gathering Regulations," to be voted on at a referendum election of the Town of Bridgton on June 11, 2024 under the following secret ballot question:

Question \_\_\_\_. Shall an ordinance entitled, "Amendments to, Repeal of, and Adoption of Certain Bridgton Ordinances to Update Mass Gathering Regulations," be enacted?

(Note: A "Yes” vote will amend the Bridgton Land Use Code and the Bridgton Victualers Licensing Ordinance; will repeal the Bridgton Outdoor Festival Ordinance; and will enact the Bridgton Mass Gathering Ordinance. Copies of the text of the ordinance are available from the Town Clerk)

Vice- Chair McHatton **Seconded** the motion. **5 approve / 0 oppose**

The Chair **moved** that the Town of Bridgton hereby certify to the municipal clerk of the Town of Bridgton, pursuant to 30-A M.R.S. 3002, that attached hereto is a true copy of the proposed ordinance entitled, "Adoption of Bridgton Mooring Regulations and Harbor Master Ordinance," to be voted on at a referendum election of the Town of Bridgton on June 11, 2024, under the following secret ballot question:

Question \_\_\_\_. Shall an ordinance entitled, “Adoption of Bridgton Mooring Regulations and Harbor Master Ordinance,” be enacted? (Note: Copies of the text of the ordinance are available from the Town Clerk.)

Member Tworog **seconded** the motion. **0 approve/ 5 oppose**

Approval of the Land and Water Conservation Fund

To see if the Town of Bridgton will authorize the Town Manager to apply, on behalf of the Town of

Bridgton, for federal financing assistance under the provisions of the Land and Water Conservation Fund Act, Public Law 88-578 for the Phase I implementation of the Ham Complex Redevelopment Project; and further authorize the Community Development Department to enter into the Land and Water Conservation Fund Project Agreement with the State after federal approval of the project.

The Board did not vote to certify the project. Members anticipate the presentation during the upcoming budget meeting.

Vice Chair McHatton **moved** that the Board will make recommendations for all three articles on the secret ballot. Member Castleman- Ross **seconded** the motion. Discussion ensues, Chair Lone, Member Tworog, and Member Murphy feel the recommendations on the ballot are unnecessary.

**2 approve (McHatton & Castleman-Ross) -3 oppose (Lone, Tworog, Murphy)**

4. Revisions to the Reserve Account Policy

Member Tworog made a **motion** to accept the revisions. Chair Lone **seconded** the motion.

**5 approve – 0 oppose**

5. Commercial Hauler Fee Structure

Public Service Director David Madsen will prepare more information for the Board.

6. Annual Road Posting

Public Service Director David Madsen suggested posting the same roads as last year. Member Tworog made a **motion** to post the roads. **Second** was made by Member Murphy **5 approve – 0 oppose**

7. Confirmation of Marita Wiser as Warden for the March 5, 2024 Presidential Primary Election

Vice Chair McHatton **moved** to Confirm Ms. Wiser. Member Murphy **seconded** the motion.

**5 approve – 0 oppose**

c. Select Board Comments

* **Vice-Chair McHatton** – No comment.
* **Member Tworog** – Asked for status on “No Engine Brakes” sign.
* **Member Castleman-Ross** – No comment.
* **Member Murphy** – He looked forward to budget meetings.
* **Chair Lone** – She enjoyed the open house at the Harrison Ridge Apartments.

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

Deputy Town Manager, Georgiann Fleck, read the following into the record:

“**General**

Laurie Chadbourne, Town Clerk, has submitted her resignation effective Thursday, March 7, 2024. Laurie began working for the Town in 1990. We wish her the best of luck in her next endeavor.

Advertising has begun for the full-time position of Town Clerk/Registrar/ General Assistance Administrator. The position and will remain open until filled. Information for the position can be found on our website at bridgtonmaine.org.

**Bridgton Community Development**

It is your last week to take the comprehensive plan survey! The survey will be open through Sunday March 3rd and is available on the town's website. Hard copies are available at the Town office, Bridgton Library, Community Center, and Town Hall.

**Bridgton Public Services Department**

We would like to welcome Mariah Hawkins, our new Public Services Administrative Assistant. Mariah will begin work on Monday, March 4th. Welcome Mariah!

We are now accepting connection applications for our new wastewater system! Financial assistance is available for qualified individuals through the Wastewater Connection Assistance Program. For more information, please visit our website at bridgtonmaine.org.

**Bridgton Public Services**

The Town of Bridgton roads will be posted in accordance with MRS Title 29-A, Section 2395 beginning Wednesday, February 28th through Wednesday, May 15th. This is done to protect our roadways from damage during the thaw cycle. Christmas decorations have been taken down in preparation for Spring! The treatment plant is now online, and the Town Hall has been connected to the wastewater system.

**Bridgton Recreation**

Our new online registration portal opens on Monday, March 4th. All participants in adult and youth activities and programs sponsored by the Recreation Department will need to register on the new system.

All spring programs and youth sports and all adult Town Hall programs will be open for registration on Monday, March 4th. Registrations for Community Karate for All are now open. Try a free demo class on Saturday, March 2nd or Saturday, March 9th. New sessions begin on Saturday, March 16th and will run through Saturday, May 4th at 12:15 PM at the Town Hall, 26 N. High Street, Bridgton. The session cost will be $40.00.

The Town of Bridgton has partnered with the Pleasant Mountain Orthodox Presbyterian Church (PMOPC) archery club to provide an opportunity for youth (10+) and adults to participate in archery instruction. Introductory sessions will be held from 8:00 AM — 9:00 AM. Intermediate sessions will be held from 9:00 AM - 10:00 AM. Session 1 will be held on Saturday's (starting March 9th) for the month of March. Session 2 will be held on Saturdays for the month of April. Session 3 will be held on Saturdays for the month of May. Registration opens on Monday, March 4th. The cost per session is $40.00.

Registration opens on Monday, March 4th for the following:

The Bridgton Recreation Spring Run Club (Kindergarten - 5th grade)

Youth Softball (8U to 14U) & Youth Baseball (Rookies, Minors, & Majors) Lake Region Youth Lacrosse (Kindergarten - 5th grade) Bridgton Recreation Quick Ball

**Bridgton Code Enforcement**

For the month of January 2024, the Code Enforcement Office issued the following:

7 New Building, 12 Internal Plumbing, 3 Remodel,1 Raze, 12 External Plumbing, 1 Commercial Building,

1 Home Business, 1 Shed, 1 Driveway Entrance, and 1 Street Name Request.

Total Permits Costs - $13,277, Total Project Costs - $3,830,000.

Please refer to our website for more information on these events and more and to subscribe for alerts. Also, check out Greater Bridgton Chamber of Commerce, for these events and more! Until next time....be safe and be well

Respectfully submitted,

Georgiann M. Fleck, Deputy Town Manager”

8. Old Business

Wastewater connection fees will be waived for the first six months.

9. Treasurer’sWarrants

Member Murphy **motioned** to approve Treasurer’s Warrants numbered: 276, 277, 278, 279, 280, 281, 282.

Chair Lone **seconded** the motion. **5 approved -0 opposed**

10. Public Comments on Non-Agenda Items

Kevin Raday of Alpine Road brought up the Land Use Ordinance. He stressed the importance of the Board’s recommendation for passing the warrant. If the ordinance is not passed the State will then have power over the Planning Board during approval processing.

Director Hill informed the Board that there is public hearing scheduled during the next Select Board meeting. This will be on the CDBG Chair’s recommendation.

11. Dates for the Next Select Board Meetings

March 4, 2024 @ 8:30AM (Budget Meeting)

March 5, 2024 @ 9AM (Budget Meeting)

March 12, 2024 @ 5PM (Regular Meeting)

March 12, 2024 @ 5:30PM (public Hearing CDBG recommendation)

12. Adjourn

**Meeting is adjourned by Chair Lone at 6:14 PM.**

Sincerely,

Veronica LaCascia

Deputy Town Clerk