

SELECT BOARD MEETING AGENDA

DATE: Tuesday, May 14, 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: April 23, 2024
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. Comprehensive Plan Task Force update
 - b. Nominations to MMA's 2024-2026 Legislative Policy Committee
7. New Business
 - a. Permits/Documents Requiring Board Approval
 1. 2024 Annual Town Meeting Warrant
 2. Revisions to the Reserve Account Policy; Public Safety Building
 3. New Road Name: Maplewood Lane
 4. Revised Traffic Ordinance (*draft*)
 5. Discussion of Town of Bridgton Sustainability and Energy Efficiency Committee
 - b. Business Licenses
 1. Adult Use Marijuana Store (*renewal*) to Sweet Dirt located at 1 Beaver Creek Farm Rd
 2. Medical Marijuana Multiple Registered Caregiver Facility (*renewal*) to Green Topper Growers located at 27 Sandy Creek Road
 3. Victualer License (*renewal*) to Tarry A While Resort at 17 Tarry A While Rd.
 - c. Awards and Other Administrative Recommendations
 1. 2024/2025 Salmon Point Budget
 2. Summer Rec Scholarship Donation from Harvest Moon Festival.
8. Old Business (*Board of Selectmen Discussion Only*)
9. Treasurer's Warrants (300, 301, 302, 303)
10. Public Comments on Non-Agenda Items (*Each speaker may be limited to 3 minutes.*)

11. Dates for the Next Meetings
May 21, 2024 @ 8 AM to 8 PM polls open – MSAD 61 Budget Validation Referendum
May 28, 2024 @ 5 P.M. – Regular Meeting
June 4, 2024 @ 5 PM – Executive Session; Manager Evaluation
June 11, 2024 @ 5 PM – Regular Meeting

12. Adjourn

**Deputy Town Manager's Notes
Board of Selectmen's Meeting
May 14, 2024**

3. Approval of Minutes

- a. April 23, 2024

Suggested Motion: Move to approve the April 23, 2024 Select Board Minutes.

5. Committee/Liaison Reports

6. Correspondence, Presentations and Other Pertinent Information

- a. Comprehensive Plan Task Force Update

Included in your packet is a revised Charge, Mission and Authority for the Comprehensive Plan Task Force. Victoria Hill, Community Development Director, will be present to answer any questions.

Suggested Motion: Move to approve the revised Charge, Mission and Authority for the Comprehensive Plan Task Force.

- b. Nominations to MMA's 2024-2026 Legislative Policy Committee

In your binders, please find correspondence from Maine Municipal Association requesting the municipality elect a municipal official to serve on MMA's Legislative Policy Committee (LPC) for a two-year period. The Board has until June 12, 2024 to Submit Nomination(s). In 2022, no Board members volunteered to be on the Committee.

7. New Business

- a. Permits/Documents Requiring Board Approval

1. 2024 Annual Town Meeting Warrant

In your binders, please find the Tuesday, June 11, 2024 and Wednesday, June 12, 2024, Annual Town Meeting Warrant

Suggested Motion: Move to approve the Tuesday, June 11, 2024 and Wednesday, June 12, 2024, Annual Town Meeting Warrant.

2. Revisions to the Reserve Account Policy; Public Safety Building

In your binders, please find the proposed language to establish a Public Safety Building Reserve Fund and revise the Reserve Accounts Policy accordingly if approved. Also, please find a copy in your binders of the current Reserve Accounts Policy as revised on September 26, 2023 and the Current Reserve Account Balances as of April 29, 2024.

Suggested Motion: Move to approve the proposed language to establish a Public Safety Building Reserve and revise the Reserve Accounts Policy accordingly.

3. New Road Name: Maplewood Lane

In your binders, please find a memo supporting the new road name Maplewood Lane by Brenda Day, E-911 Addressing Officer, and Cumberland County E911 Dispatch Center.

Suggested Motion: Move to approve road name Maplewood Lane.

4. Revised Traffic Ordinance (Draft)

In your binders, please find a copy of the proposed Revised Traffic Ordinance (Draft). A member of the Ordinance Review Committee will be present to answer any questions.

7. New Business (Continued)

5. Discussion of Town of Bridgton Sustainability and Energy Efficiency Committee
In your binders, is a proposed Mission and Charge for the Town of Bridgton Sustainability and Energy Efficiency Committee. The intent is to disband the current Recycling Committee and establish the Sustainability and Energy Efficiency Committee. Carrye Castleman-Ross will be present to answer any questions.

Suggested motion: Move to approve to disband the Recycling Committee and approve the establishment of the Town of Bridgton Sustainability and Energy Efficiency Committee and adopt the Mission and Charge.

b. Business Licenses

1. Adult Use Marijuana Store (renewal) to Sweet Dirt located at 1 Beaver Creek Farm Road

Suggested Motion: Move to the approve the renewal license for an Adult Use Marijuana Store to Sweet Dirt located at 1 Beaver Creek Farm Road.

2. Medical Marijuana Multiple Registered Caregiver Facility (renewal) to Green Topper Growers located at 27 Sandy Creek Road

Suggested Motion: Move to approve the renewal license for a Medical Marijuana Multiple Registered Caregiver Facility to Green Topper Growers located at 27 Sandy Creek Road.

3. Victualer License (renewal) to Tarry A While Resort at 17 Tarry A While Road

Suggested Motion: Move to approve the renewal Victualer's license to Tarry A While Resort at 17 Tarry A While Road.

c. Awards and Other Administrative Recommendations

1. 2024/2025 Salmon Point Budget

In your binders, please find the proposed Salmon Point Budget. Scott Cushing will be present to answer questions.

Suggested Motion: Move to approve the 2024/2025 Salmon Point budget

2. Summer Rec Scholarship Donation from Harvest Moon Festival

Pam Ward, Representative of the Harvest Moon Festival, would like to donate \$1,545.32 to the Summer Rec Scholarship. This item was tabled at the April 23, 2024 meeting.

Suggested Motion: Move to remove from the table for discussion the donation by Harvest Moon Festival.

Suggested Motion: Move to accept the donation \$1,545.32 from Harvest Moon Festival to benefit the Summer Rec Scholarship program.

9. Treasurer's Warrants.

Suggested Motion: Move to approve Treasurer's Warrants number 300, 301, 302 and 303.

Select Board Meeting Minutes
April 23, 2024 at 5:00PM

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

Board Members Present Remotely: Robert J. McHatton SR.

Administration Present: Town Manager Robert Peabody, Jr.; Deputy Town Manager Georgiann Fleck; Interim Town Clerk Veronica LaCascia; Public Services Director David Madsen; Fire Chief Glen Garland; Code Enforcement Officer Brenda Day.

1. Call to Order

Chair Lone called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Approval of Minutes

a. April 9, 2024, Select Board Meeting

Member Tworog made a **motion** to approve the April 9, 2024, Select Board Meeting Minutes. Member Castleman-Ross **seconded** the motion. **4 approve/ 0 oppose 1 abstain** Member McHatton

4. Public Comments on Non-Agenda Items

a. Deb Brusini represented the Planning Board.

She informed the Select Board that they are done with LD2003. The Planning Board will now focus on ordinance work with the Community Development Director Victoria Hill. There are three main topic of interest the Board will focus on: public parking, buffers and landscaping, and short term rentals. They are in the early developing stages of these ordinance reviews.

There is a workshop being held on May 21st by GPCOG featuring Paul Johnson. He will be presenting software that creates inventory for short term rentals.

b. Johnathan Morrell of 67 North High St. commented on the current sewer system.

Mr. Morrell stated, "When you all approved the plan and proposed it to the public, it was to meet the needs of downtown Bridgton and the residents and businesses of downtown. When the actual map of the plan was given, it showed significant growth outside of the downtown area, to meet new demands for businesses and industries, which certainly would be more lucrative in funding the system than simply homeowners. There is, to my knowledge, only one area in downtown not served currently on that map. My house is the former property of Rufus Porter, so it's the only green house headed out of town. I was turning by Paris Farmers Union and there is a for sale sign for 15 acres with town water and sewer for 3 million. There are about 30 property owners that I know of from the monument where you stopped that, although I think you've now included the old town hall in the sewer system. But beyond that, we're not being served. I voted in favor of the sewer system because Bridgton needed, and the downtown businesses and residents needed it. I need it. And I'm expecting before those 15 acres receive one bit of sewer or town water, we get our sewer and water. It's only fair you've changed the plans a few times, always to accommodate new development. And some of this are full development, and we're expecting that you're going to fulfill that policy and what you put before the voters and serving downtown residence." Mr. Morrell finished by thanking the Board.

5. Committee/Liaison Reports

Ordinance review committee will have new information for the May 14th Select Board Meeting agenda.

6. Correspondence, Presentations, and Other Pertinent Information

a. Shoreland Zoning Violation from CEO Brenda Day

Code Enforcement Officer Brenda Day explains that during the recent change in shoreland zoning regulations a mistake was made and then missed by three entities including the architect, DEP, and herself. This put Ms. Manganello in violation status. Ms. Manganello has been very understanding and has agreed to all terms. Chair Lone **moved** to approve the Consent Agreement with Carla Manganello and Jeffrey Allen, 14 Big Sandy Road, Map 18A Lot 9. Vice Chair Murphy **seconded** the motion. **5 approve / 0 oppose**

b. Notice of Hearing Pursuant to 17 M.R.S §§ 2851-2859 Dangerous Building Proceeding from CEO Brenda Day. The Bridgton Police Department has reached out to Ms. Day regarding this dangerous building. There have been numerous calls and complaints of kids as young as 14 hanging out at the property. There is footage from the officers showing dilapidated floors and walls. Every window on the structure is broken. There is no water or electricity to the building either. The building constitutes a hazard to health and safety because of inadequate maintenance and dilapidation.

The structure is currently unoccupied. There has been some minor clean up to the yard, however Ms. Day does not believe it was the owner of the property, Howard Tucker. Multiple attempts to contact Mr. Tucker have been made by Ms. Day to complete a proper inspection. Discussion ensued.

Member Castleman-Ross **moved** to set a public hearing for May 14 at 5:30pm pursuant to 17 MRS §2851-2859 for the Howard Tucker property at 44 South High Street (Map 26 Lot 45). Member Tworog **seconded** the motion. **5 approve/ 0 oppose**

7. Public Hearing 5:30P.M

a. Special Amusement Application from Players Billiard & Bar located at 224 Portland Rd. (new) Owner Zack Horton would like to expand his special amusement permit. He would like to start Trivia nights and some karaoke.

b. Special Amusement Application from Stella's on the Square located at 6 N. High St. (renewal)

8. Action Items Following Public Hearing

a. Special Amusement Application from Players Billiard & Bar located at 224 Portland Rd. (new) Member Tworog made a **motion** to approve a Special Amusement Permit to Players Billiard & Bar. Castleman-Ross **seconded** the motion. **5 approve/ 0 oppose**

b. Special Amusement Application from Stella's on the Square located at 6 N. High St. (renewal) Member Tworog made a **motion** to approve a special amusement permit to Stella's on the Square. Castleman-Ross **seconded** the motion. **5 approve/ 0 oppose.**

9. New Business

a. Awards and Other Administrative Recommendations

1. Donation to Rec from Harvest Moon Festival
Tabled for the next meeting.

b. Permits/Documents Requiring Board Approval

1. Ashley Albrecht confirmation for Town Clerk position.

Member Castleman-Ross made a **motion** to confirm Ashley Albrecht to the position of Town Clerk/ Deputy Tax Collector/ Treasurer/ GA Administrator. Vice-Chair Murphy **seconded** the motion.

5 approve/ 0 oppose.

9. New Business *continued*

2. Application to Register Beano/Bingo from St. Joseph's Men & Women's Club
Member Castleman-Ross made a **motion** to approve the application to Register Beano/Bingo from St. Joseph's Men and Women's Club. Vice-Chair Murphy **seconded** the motion. **5 approve/ 0 oppose**

3. Victualer's License for Stella's on the Square (renewal) located at 6 N. High St.
Chair McHatton made a **motion** to approve the Victualer's License for Stella's on the Square.
Member Castleman-Ross **seconded** the motion. **5 approve/ 0 opposed**

4. Sewer User Commitment #284

Chair Lone **moved** to commit the January 1st, 2024 to March 31st, 2024 sewer user rate, commitment #284, totaling \$47,895.57 to the treasure for collection.

Member Castleman-Ross **seconded** the motion. **5 approve/ 0 oppose.**

c. Select Board Comments

Member McHatton – Apologized for the language. He hopes to be present at the next meeting. He has been sticking to his physical therapy.

Member Castleman-Ross – Thanked Deb Brusini, the Planning Board, and all the volunteers to make LD 2003 happen. She is looking forward to reviewing the comprehensive plan.

Vice-Chair Murphy – Thanked the Public Works Department for their efforts during the last storms. Would like a tour of the new sewer facility. Mr. Peabody assured him once the facility is at 100% completion, The Select Board will receive their tour.

Member Tworog- Pre-Thanked Public Works for spring cleanup and nice flowers throughout the town.

Chair Lone – Would like a reserve account for public safety building on the next agenda. She would also like the heat pump covers on the heat pumps at the town hall. Evaluation for the Town Manager will be Tuesday June 4th at 5:00PM.

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

Deputy Town Manager, Georgiann Fleck read the following report:

General

The last real estate installment for the 2023 tax year is due Wednesday, May 15, 2024. Absentees for the State and Local election will be available on Monday, May 13th. We are currently accepting absentee ballot applications for the state election. I would like to again thank the Town Manager and Deputy Town Manager for giving me the opportunity to interim as the Town Clerk. – Veronica LaCascia

Community Development

Please visit the Comprehensive Plan website to learn about the project and share your thoughts. There are currently four ways you can contribute to Bridgton's future including an activity that allows you to post suggestions directly onto a map of the Town. For more information or assistance please contact the Community Development Office.

Police Department

Officers Hammond and George have now been certified as Clock Armorers to maintain the PD weapons. Officer Wright has been signed off from Field Training and is making an immediate impact in traffic enforcement and drug interdiction. Sgt Chaine just returned from two weeks of first line supervisor training. Officers from Bridgton PD assisted State Police and the County Sheriffs in apprehending a fleeing armed robbery suspect who was suspected of stealing from multiple churches. The PD is still accepting applications for one full time patrol position and two summer park ranger positions.

Fire Department

With spring finally here the Fire Department would like to provide the following reminders about open burning: 1.) Outside fires larger than 3'x3' or when burning brush or yard debris require a burn permit. These are available at no charge on the Maine Forest service website: maine.gov/burn permit; 2.) Outside recreational fires (campfires) less than 3'x3' do not require a permit; 3.) Any outside fires must be attended by an adult at all times; 4.) No outside burning may be conducted anytime there is a red flag warning issued by the National Weather Service; 5.) Do not use any flammable liquids to ignite an outside fire. Any questions can be addressed to Bridgton Fire Department at 647-8815 or the Maine Forest Service website.

Public Works Department

The Public Works Department has been tirelessly working on storm clean up as well as preparing for spring. Jacob Decker, Assistant Wastewater Operator, has completed his training in Kansas. The treatment plant is fully operational, and customers continue to hook up weekly. If anyone has any questions, please contact the wastewater department.

Bridgton Recreation

2024 Upcoming EVENTS; May 4th 4 Square World Championships; May 18th Kids to Parks Day; June 24th First Day of Summer Camp and Swim Lessons (open for registration); June 29th R.B. Hall Day - Day of Music; July 3rd Town of Bridgton Independence Day Celebration and August 24th Maine Senior Games Table Tennis. The Town Hall will be closed May 20-May 22 for MSAD #61 Budget Validation; May 24-June 1 for gym floor annual maintenance; June 11 to June 13 for Bridgton Town Meeting and Elections and June 17-August 23 closed to all programs from 6a.m. to 6p.m. Monday through Friday for Bridgton Rec Summer Enrichment Program. To register or for additional information on these events and so much more please refer to our website at bridgtonmaine.org. Please refer to our website bridgtonmaine.org for more information on these events and more and to subscribe for alerts. Also, check out Greater Bridgton Chamber of Commerce, www.gblrcc.org for these events and more I
Until next time....be safe and be well
Respectfully submitted,
Georgiann M. Fleck, Deputy Town Manager

10. Old Business

- a. 302 Sandy Creek rd. traffic light to come. Surveying starts on April 29th 2024.
- b. Wildwood Road culvert update

Mr. Peabody updated the Board on the Wildwood Road culvert, the army corps of engineers have concluded that culvert would need to be closer to 20 feet long. The town will have the soil engineers that put the original application together work with the army corps to come up with a solution for a short culvert length. If the road needs a 20 foot culvert the project will be terminated. The town did receive a grant from inland fisheries and wildlife to match up to \$150,000 dollars for this project. Mr. Peabody plans to have a more definitive answer at the next meeting.

11. Treasurer’s Warrants

Member Tworog made a **motion** to approve the Treasurer’s Warrants numbered: 296, 297, 298, 299. Chair Lone **seconded** the motion. **5 approve/ 0 oppose**

12. Public Comments on Non- Agenda Items

None

13. Dates for the Next Select Board Meetings

- a. May 14, 2024 Regular Select Board Meeting
- b. May 28, 2024 Regular Select Board Meeting
- c. June 4, 2024 Town Manager Evaluation

14. Adjourn

Chair lone adjourned the meeting at 5:57PM.



Sincerely,
Veronica LaCascia
Interim Town Clerk

Town of Bridgton
Community Development Department

MEMORANDUM



To: Bridgton Select Board
Cc: Robert Peabody Jr., Town Manager
From: Victoria Hill, Community Development Director
RE: Comprehensive Plan Task Force Updates
Date: 5/6/24

Dear Select Board,

The Comprehensive Plan Task Force has revised their mission, charge, and authority. Attached you will find a clean draft and a redlined draft for your review and approval.

Additionally, there are two members who have not participated or responded to emails in over six months. The Task Force and Community Development Department are asking that you remove Therese Johnson and Joshua Quint from the Comprehensive Plan Task Force.

Thank you,

A handwritten signature in blue ink that reads "Victoria Hill".

Victoria Hill
Bridgton Community Development Director

**TOWN OF BRIDGTON
COMPREHENSIVE PLAN TASK FORCE
CHARGE, MISSION AND AUTHORITY**

MISSION AND CHARGE: The Comprehensive Plan Update Task Force (CPTF) acts as an advisory ad hoc committee and resource to the Select Board, staff, and consulting firm hired to draft the Comprehensive Plan. The CPTF will meet monthly to assist in updating the Town's 2014 Comprehensive Plan. Comprehensive Plans are required under the State of Maine's Growth Management Program MRS Title 30-A Chapter 187 Planning & Land Use Regulation. The overarching legislative goal for the Comprehensive Plan is "to encourage orderly growth and development in appropriate areas of each community and region while protecting the State's rural character, making efficient use of public services and preventing development sprawl."

AUTHORITY: As an advisory ad hoc committee, the CPTF makes recommendations to the comprehensive plan consulting firm and project management staff. The Community Development Director shall function as staff for the CPTF, and the CPTF will have final oversight of the draft Comprehensive Plan presented to the Select Board. The group will disband at the conclusion of the work marked by the delivery of the Comprehensive Plan to the Town of Bridgton Select Board.

PROCESS AND COMPLIANCE: Every member of the Committee shall comply with existing state law and the policies and procedures of the town including but not limited to the conduct and notice of meetings, the Town's Ethics and Guidelines Policy, conflict of interest laws and the Town Personnel Policies.

APPOINTMENTS: The CPTF will consist of ten (10) Bridgton residents, and a member of the Selectboard and a member of the Planning Board will be appointed as liaisons by the respective Boards. The Town Manager, The Deputy Town Manager, Recreation Director, and Community Development Director will serve as ex-officio members.

MEETINGS: The Committee shall hold regular public meetings, be responsible for the creation and posting of all agendas and the creation of the public record of each meeting in accordance with the prevailing state law.

AMENDMENTS: The Select Board may amend this Charge and Mission as they deem appropriate.

Approved May 24, 2022

Revised

Town of Bridgton
COMPREHENSIVE PLAN UPDATE TASK FORCE
CHARGE, MISSION, and AUTHORITY

~~**MISSION:** The Comprehensive Plan Update Task Force is being formed to assist the Town (under the wing of the Community Development Office) in updating the 2014 Comprehensive Plan. The update is required every ten years under the State of Maine's Growth Management Program MRS Title 30-A Chapter 187 Planning & Land Use Regulation. The overarching legislative goal for the Comprehensive Plan is "to encourage orderly growth and development in appropriate areas of each community and region while protecting the State's rural character, making efficient use of public services and preventing development sprawl."~~

~~**CHARGE:** Through multi-dimensional research, assessment, and proactive two-way communication with town leadership, town residents, businesses, and non-profits will assemble and report on current circumstances, statistics, issues and impacts for each of the required topics under the Comprehensive Plan to support the development of an equitable, sustainable, forward-looking, updated and relevant growth plan for the ensuing ten years. The focus is on infrastructure, services, and community wellbeing under the lens of sustainability, resilience, and equity. The primary deliverable of the updated Comprehensive Plan is the Future Land Use Map designating rural, transitional, and growth areas, building the foundation upon which a new or revised zoning map will be based.~~

~~**MISSION AND CHARGE:** The Comprehensive Plan Update Task Force (CPTF) acts as an advisory ad hoc committee and resource to the Select Board, staff, and consulting firm hired to draft the Comprehensive Plan. The CPTF will meet monthly to assist in updating the Town's 2014 Comprehensive Plan. Comprehensive Plans are required under the State of Maine's Growth Management Program MRS Title 30-A Chapter 187 Planning & Land Use Regulation. The overarching legislative goal for the Comprehensive Plan is "to encourage orderly growth and development in appropriate areas of each community and region while protecting the State's rural character, making efficient use of public services and preventing development sprawl."~~

~~**AUTHORITY:** The Task Force is formed to perform the single defined task described herein and other such actions that support the Charge. The expectation is that the group will disband at the conclusion of the work marked by the delivery of the Comprehensive Plan to Town Meeting 2024 for the voters to approve or not approve. The Task Force may bring together board members, institutional partners, town staff, funders, representatives of the community and other interested parties to identify recommendations and action to achieve the objectives described herein.~~

~~**AUTHORITY:** As an advisory ad hoc committee, the CPTF makes recommendations to the comprehensive plan consulting firm and project management staff. The Community Development Director shall function as staff for the CPTF, and the CPTF will have final oversight of the draft Comprehensive Plan presented to the Select Board. The group will disband at the conclusion of the work marked by the delivery of the Comprehensive Plan to the Town of Bridgton Select Board.~~

Town of Bridgton
COMPREHENSIVE PLAN UPDATE TASK FORCE
CHARGE, MISSION, and AUTHORITY

PROCESS AND COMPLIANCE: Every member of the Committee shall comply with existing state law and the policies and procedures of the town including but not limited to the conduct and notice of meetings, the Town’s Ethics and Guidelines Policy, conflict of interest laws and the Town Personnel Policies.

~~**APPOINTMENTS:** Appointment to the Task Force is limited only by the requisite number of members needed to perform the defined task and appointment by the Selectboard. Application is made to the Community Development Office, which office will inform the Selectboard of the individuals requesting membership on the Task Force. Appointed members serve for the duration of the Update to conclude after the 2024 Town Meeting. The Deputy Town Manager, a member of the Selectboard, and a member of the Planning Board will be appointed liaison by the respective Boards. The Community Development Advisory Committee will provide oversight; the Conservancy Research Group and the Arts & Culture Subcommittee will review and provide feedback on topics coming under their purview including the Open Space Plan. The active work of the Task Force will require outreach, as individuals or in pairs.~~

APPOINTMENTS: The CPTF will consist of ten (10) Bridgton residents, and a member of the Selectboard and a member of the Planning Board will be appointed as liaisons by the respective Boards. The Town Manager, The Deputy Town Manager, Recreation Director, and Community Development Director will serve as ex-officio members.

~~**MEETINGS:** The Task Force will follow a meeting schedule targeted to each of the four research areas: Infrastructure, Services, Community, and 2014 Plan Review. Meetings will also be held by the core development team comprised of town staff and officials, and Board liaisons. All meetings will be open to the public, and meeting dates, times, agendas, and minutes will be posted on the Community Development page of the town website and posted at the Town Offices. The Community Development Department will be responsible for the creation and posting of all agendas and the compilation of the public record of each meeting in accordance with the prevailing state law.~~

MEETINGS: The Committee shall hold regular public meetings, be responsible for the creation and posting of all agendas and the creation of the public record of each meeting in accordance with the prevailing state law.

This ~~2024 Comprehensive Plan Update Task Force Charge, Mission, and Authority~~ document has been reviewed and is approved by a vote of the Selectboard May 24, 2022 as evidenced by the signature of the Selectboard Chair below:

Carmen Lone, Town of Bridgton Selectboard Chair _____ Date

Approved May 24, 2022

Revised



60 Community Drive | Augusta, ME 04330-9486
1-800-452-8786 (in state) | (t) 207-623-8428
(f) 207-624-0129

To: MMA's Key Municipal Officials

From: Diane Hines, President, Maine Municipal Association

Date: April 24, 2024

Re: Nominations to MMA's 2024-2026 Legislative Policy Committee

This memo begins the process of electing 70 dedicated municipal officials to serve on MMA's Legislative Policy Committee (LPC) over the next two-year period. Given the importance of this Policy Committee to MMA's overall mission, I urge you to help us identify nominees for service during the 2024-2026 biennium.

The LPC brings elected and appointed officials together from towns and cities across the state. According to its by-laws, the purpose of the LPC is "*to define municipal interests and to maximize those interests through effective participation in the legislative process.*" Operating something like a town meeting, the LPC establishes MMA's public policy positions on all matters of direct and statewide municipal interest for representation in the State House.

After the next LPC is elected, its first task will be to develop MMA's legislative agenda for submission to the Legislature in January 2025. Beginning in early 2025, the LPC will meet to determine MMA's position on all municipally related legislation submitted by the Governor and legislators. MMA's legislative staff advocates for the positions established by the LPC.

The membership of the LPC tends to be a mixture of seasoned municipal officials, who bring an extraordinary depth of experience to the table, and new members with fresh concerns and insights. Speaking as a former Chair of the LPC, it is my observation that the debates and decision-making accomplished by this Committee often include public policy discussions of the highest caliber. The results certainly help establish MMA's credibility in the Maine legislative process.

A Nomination Form is enclosed. Two municipal officials are elected from each of Maine's 35 Senate Districts. What follows is background information on the process of election, and the suggested time commitment to serve.

Background Information. Any elected or appointed municipal official holding office in any MMA member community is eligible to serve on the Committee. There are two seats on the LPC for each State Senate District. Members serve two-year terms, representing their own community and the other municipalities in their Senate District.

LPC activities require a time commitment of approximately ten hours a month during legislative sessions (i.e., during the first 4 months of each calendar year) which includes attendance at the monthly meeting and contacts with other communities and legislators in the district as issues arise. The LPC is also engaged in the development of MMA's legislative agenda during the fall and early winter of each even-numbered year, which typically involves at least one additional meeting in Augusta. All mileage expenses are reimbursed. MMA's strength as a municipal advocate depends on the active help of a dedicated LPC membership.

More information about MMA's Legislative Policy Committee and the Association's entire advocacy program can be found at the Legislative/Advocacy link at MMA's website <https://www.memun.org/Advocacy-Communications/Legislative-Policy-Committee/Handbook>. In particular, the *LPC Handbook* describes the Association's overall policy development process and procedures in more detail.

Nomination Process

Your municipality is entitled to nominate a representative to the LPC.

- The nominee may be either elected or appointed but must be serving currently as a municipal official.
- You may nominate any municipal official from any member town or city within your Senate/LPC District; you do not have to nominate someone from your municipality.
- The names and brief bios of all municipal officials properly nominated will appear on the LPC ballot, which will be distributed on June 13th.

Nominee Profile

Because the municipal officers may not be familiar with a nominee from another municipality, a brief description of each nominee who completes the enclosed **Nominee Profile Sheet** will be provided with the ballots that are distributed in mid-June. Please make sure that the person you nominate has a chance to complete the Nominee Profile Sheet and that it is returned to MMA with the Nomination Form.

Deadline for Submitting Nomination

- ✍ The Chairman of your Board of Selectman, Council or Assessors (the "nominator") *and the nominee* must sign the nomination form for it to be valid. If you are unable to obtain the signature of the nominee prior to the deadline, an email from the nominee signifying their willingness to serve, will serve as their signature.
- ☒ The forms must be returned to MMA by 5:00 P.M. on June 12, 2024, to be counted. Ballots will be sent out immediately after the nomination process closes, so make sure the nomination form is received by MMA by that deadline. Please return the nomination form *and* nominee profile to **Laura Ellis** at MMA either by FAX (624-0129), by email (Lellis@memun.org) or by mail using the enclosed envelope.

If you have any questions, please call MMA's Advocacy & Communications staff at 1-800-452-8786 or 623-8428.

LPC NOMINEE BIOGRAPHY

To: Legislative Policy Committee Nominees

From: Maine Municipal Association

Date: April 24, 2024

To help municipal officials make an informed choice when they vote for their LPC representatives, we ask nominees to provide some background information regarding their municipal service and why they want to be LPC members. A “nominee profile” is included on the ballot for each nominee who provides us with a profile.

Name: _____ **Title:** _____

Municipality: _____ **Years in current position:** _____

Mailing Address: _____
(include zip code, please)

Email address: _____

Prior (recent) municipal experience: _____

Have you served on the LPC before? No Yes **If yes, what years?** _____

If you have served on any other MMA Committees, please note them: _____

Please indicate your primary issues of concern, and/or reasons for wanting to serve on the LPC:

Please return this completed form to Laura Ellis at MMA either in the enclosed envelope, via email (lellis@memun.org) or fax 624-0129 by June 12, 2024.

Thank You!

NOMINATION FORM

Maine Municipal Association's
Legislative Policy Committee
July 2024 to June 2026


Senate District 18

Bridgton
Brownfield
Denmark
Fryeburg
Harrison


Hebron
Mechanic Falls
Minot
Norway
Otisfield

Oxford
Paris
Sweden
Waterford

The municipal officers of _____ hereby nominate:
Print name of your municipality

Nominee: _____ 
Print name of Nominee

Nominee's municipality: _____ Position: _____

Date: _____ 
Signature of Nominator

Print name of Nominator

Consent

I agree to accept the nomination and to serve if elected to the MMA Legislative Policy Committee:

Date: _____ 
Signature of Nominee

Please return Nomination Form by 5:00 p.m. by Wednesday, June 12, 2024, to:
Laura Ellis - Maine Municipal Association
60 Community Drive, Augusta, ME 04330
FAX: 624-0129

Nominations received after 5:00 p.m. on June 12, 2024 will not be counted.

Town of Bridgton
ANNUAL TOWN MEETING

Tuesday, June 11, 2024 and Wednesday, June 12, 2024

State of Maine

County of Cumberland, ss

TO: Phillip A. Jones, a resident of the Town of Bridgton.

Greetings: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Bridgton in said County and State, qualified by law to vote in town affairs to meet at the Town Hall located at 26 North High Street in said Town on Tuesday, the 11th day of June at 8:00 o'clock in the forenoon to 8:00 o'clock in the evening to vote on Article 1 through Article 6 [A person who is not registered as a voter may not vote at the Town Election. The Registrar of Voters will hold office hours while the polls are open].

AND to notify and warn said voters to meet at the Town Hall located at 26 North High Street in said Town on Wednesday the 12th day of June at 7:00 P.M. in the afternoon, then and there to act on Article 7 through Article 31 as set below. [A person who is not registered as a voter may not vote at the Town Election or Town Meeting.]

Article 1. To elect a Moderator to preside at said meeting and to vote by written ballot.

Article 2. To elect the following Town Officers by secret ballot as required by 30-A MRS §2528:

- (2) Select Board Member/Assessor/Overseer of the Poor; 3-year term
- (2) Planning Board Regular Member; 3-year term
- (1) Planning Board Alternate Member; 3-year term
- (2) MSAD #61 Director; 3-year term
- (1) MSAD #61 Director; 2-year term
- (1) Water District Trustee; 3-year term

Article 3. To vote by secret ballot on the following "Question 1. 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.)

Select Board recommends a YES vote.

Article 4. To vote by secret ballot on the following “Question 2. “Shall an ordinance entitled “Repeal of Bridgton Floodplain Management Ordinance, Revised 2019, and Replace with Adoption of Bridgton Floodplain Management Ordinance” be enacted?

(Note: A “Yes” vote will repeal the current Floodplain Management Ordinance and enact a new Floodplain Management Ordinance to be compliant with federal regulations. Copies of the text of the ordinance are available from the Town Clerk.)

Select Board recommends a YES vote.

Article 5. To vote by secret ballot on the following “Question 3. 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.)

Select Board recommends a YES vote.

Article 6. 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 Town Manager to enter into the Land and Water Conservation Fund Project Agreement with the State subsequent to federal approval of the project.

Article 7. To see if the Town will vote to appropriate the sum of up to \$0 from the Unassigned Fund balance to fund the Town of Bridgton Senior Property Tax/Rental Assistance Program.

Approved 2023/2024 \$0 Select Board Recommends \$0

Article 8. To see if the Town will vote to appropriate the sum of \$4,378,647 from Anticipated Revenues, the Unassigned Fund Balance, Bridgton Trust Fund and Moose Pond Trust Fund to reduce property taxes for the 2024/2025 fiscal year.

	Approved 2023/2024	Select Board Recommends
General Government	\$3,634,037	\$3,673,053
Public Works	\$285,192	\$331,658
Recreation	\$193,950	\$202,440
Salmon Point Campground	\$82,334	\$84,998
Wastewater	<u>\$82,248</u>	<u>\$86,498</u>
	\$4,277,761	\$4,378,647

Approved 2023/2024 \$4,277,761 Select Board Recommends \$4,378,647

Article 9. To see if the Town will vote to raise and appropriate the sum of \$5,053,657 for the cost of General Government to include Contingency, Long-Term Debt, and deposit to Reserve Account.

	Approved 2023/2024	Select Board Recommends
Administration	\$443,170	\$454,874
Assessing	\$58,000	\$64,000
BOS/PB (excluding stipends)	\$3,064	\$3,215
Code Enforcement	\$169,199	\$175,831
Community Development	\$188,190	\$188,325
Contingency	\$30,000	\$30,000
Deposit to Reserve Account	\$70,000	\$156,621
Employee Benefits	\$954,804	\$1,006,728
Finance	\$180,543	\$194,924
General Assistance	\$21,484	\$18,234
Insurance	\$257,649	\$299,102
Legal	\$15,000	\$15,000
TIF CEA Expenses	\$0	\$101,943
Long Term Debt	\$1,120,312	\$1,205,292
Municipal Complex (3 Chase St)	\$128,023	\$137,624
Recreation	\$733,343	\$743,901
Town Clerk	<u>\$260,812</u>	<u>\$258,043</u>
	\$4,633,593	\$5,053,657

Approved 2023/2024 \$4,633,593

Select Board Recommends \$5,053,657

Article 10. To see if the Town will vote to raise and appropriate the sum of \$2,180,004 for the cost of Public Safety.

	Approved 2023/2024	Select Board Recommends
Ambulance	\$56,100	\$233,496
Animal Control	\$25,195	\$26,985
Civil Emergency	\$28,279	\$34,389
Fire Department	\$414,845	\$363,774
Health Officer	\$3,430	\$3,430
Hydrants	\$244,501	\$276,327
Police Department	\$1,195,596	\$1,193,059
Streetlights	<u>\$43,323</u>	<u>\$48,544</u>
	\$2,011,269	\$2,180,004

Approved 2023/2024 \$2,011,269

Select Board Recommends \$2,180,004

Article 11. To see if the Town will vote to raise and appropriate the sum of \$3,733,358 for Public Works and Capital Expenditures/Other Services.

	Approved 2023/2024	Select Board Recommends
Town Garage	\$27,104	\$26,686
Capital Expenditures	\$880,000	\$885,000
Cemeteries	\$114,174	\$60,567
HAM Complex	\$97,048	\$97,441
Parks Department	\$209,884	\$227,371
Pondicherry Park	\$5,800	\$10,850
Public Works Department	\$865,127	\$934,411
Septic Disposal	\$750	\$750
Town Hall (26 N. High St.)	\$29,876	\$34,566
Transfer Station	\$915,566	\$996,252
Vehicle Maintenance	<u>\$478,403</u>	<u>\$459,465</u>
	<u>\$3,623,732</u>	<u>\$3,733,358</u>

Approved 2023/2024 \$3,623,732

Select Board Recommends \$3,733,358

Article 12. To see if the Town will vote to raise and appropriate the sum of \$17,160 for the cost of annual stipends for the Select Board and Planning Board.

Approved 2023/2024 \$16,500

Select Board Recommends \$17,160

Article 13. To see if the Town will vote to raise and appropriate the sum of \$54,930 for Outside Agencies.

	Approved 2023/2024	Select Board Recommends
Bridgton Community Band	\$2,125	\$3,225
LEA Milfoil	\$1,500	\$1,500
LEA Boat Inspection	\$2,900	\$2,900
LR Chamber	\$4,800	\$9,000
LEA Subsidy	\$1,950	\$1,950
Lake Region Bus	\$10,000	\$10,000
Regional Transport	\$1,500	\$1,500
Opportunity Alliance	\$2,000	\$0
Tri-County Mental Health	\$1,000	\$2,500
Southern Maine Area on Aging	\$2,500	\$2,500
Through the Doors	\$4,000	\$4,000
Bridgton Historical Society	\$10,000	\$10,000
Lake Region Senior Service (HAP)	\$2,700	\$0
Sexual Assault Prevention	\$0	\$750
Lifeflight	\$1,355	\$1,355
Easy Riders/Pleasant Mountain	\$3,000	\$2,000
Rufus Porter Museum	\$4,000	\$0
Sweden Food Pantry	\$0	\$750

Cancer Resource Center	\$0	\$500
Northern Light Home Care	\$0	\$500
	\$55,330	\$54,930

Approved 2023/2024 \$55,330 Select Board Recommends \$54,930

Article 14. To see if the Town will vote to raise and appropriate the sum of \$241,104 for Outside Services.

	Approved 2023/2024	Select Board Recommends
Bridgton Community Center	\$104,679	\$106,879
Bridgton Public Library	\$94,500	\$99,225
Lakes Region TV Franchise	<u>\$35,000</u>	<u>\$35,000</u>
	\$234,179	\$241,104

Approved 2023/2024 \$234,179 Select Board Recommends \$241,104

Article 15. To see if the Town will vote to raise and appropriate the sum of \$1,171,844 for County Fees and Taxes.

Approved 2023/2024 \$1,068,799 Select Board Recommends \$1,171,844

Article 16. To see if the Town will vote to appropriate the sum of \$189,771 from the Community Development Block Grant for community development projects approved by the Select Board.

Approved 2023/2024 \$190,769 Select Board Recommends \$189,771

Article 17. To see if the Town will vote to appropriate, and authorize the Select Board to expend, up to \$878,954 from the Route 302 Tax Increment Development Program for the purposes of that program.

Approved 2023/2024 \$328,671 Select Board Recommends \$878,954

Article 18. To see if the Town will vote to fix the date when property taxes become due and payable with the first quarter payment being due and payable on August 15, 2024; second payment being due and payable on November 15, 2024; third payment being due and payable on February 15, 2025; fourth payment being due and payable on May 15, 2025 and that an interest rate of 8.5% per annum be charged on all unpaid taxes after these dates until those taxes are paid in full (36 MRS § 505.4).

Article 19. To see if the Town will vote to set an interest rate of 4% as the rate to be paid to taxpayers who pay amounts in excess of amounts finally assessed and authorize any such interest paid or abatements granted to be charged against the annual overlay (36 MRS § 506).

Article 20. To see if the Town will vote to fix the rate of interest on delinquent wastewater charges at 8.5% interest per annum.

Article 21. To see if the Town will vote to authorize the Tax Collector to accept pre-payment of taxes not yet due or assessed (36 MRS § 506).

Article 22. To see if the Town will vote to authorize the Select Board to enter into boundary line agreements with abutting property owners to establish the boundary line of any property of the Town, including the boundary lines of the rights-of-way of roads.

Article 23. To see if the Town will vote to authorize the Select Board to waive the foreclosure of a tax lien mortgage pursuant to 36 MRS § 944 upon a finding by the Select Board that ownership of the property subject to the lien would be contrary to the Town's best interest.

Article 24. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of any real estate acquired by the Town for the non-payment of wastewater assessments thereon, (1) in accordance with Title 36, Section 943-C of the Maine Revised Statutes, as may be amended, or (2) should the Select Board be unable to list or sell the property pursuant to Section 943-C, in any manner reasonably calculated by the Select Board to establish the fair market value of the property. For sales to someone other than the former owner, excess sale proceeds, as calculated pursuant to Section 943-C, shall be returned to the former owner.

Article 25. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of any real estate acquired by the Town for the non-payment of taxes thereon, (1) in accordance with Title 36, Section 943-C of the Maine Revised Statutes, as may be amended, or (2) should the Select Board be unable to list or sell the property pursuant to Section 943-C, in any manner reasonably calculated by the Select Board to establish the fair market value of the property. For sales to someone other than the former owner, excess sale proceeds, as calculated pursuant to Section 943-C, shall be returned to the former owner.

Article 26. To see if the Town will vote to authorize the Select Board to sell Town-owned land that the Select Board has determined to be surplus, other than land acquired for non-payment of taxes or wastewater assessments, and to conduct the sale of such land by sealed bid, public auction or through an agent or multiple listing, whichever the Select Board deems to be in the best interest of the Town; and to deliver a quitclaim deed to the successful purchaser; provided that at least 30 days prior to selling, or obligating the Town to sell, such surplus land, the Town shall mail written notice to the abutters at their addresses on file with the Town, give notice on the Town's website, post at least one notice on a social media platform used by the Town, and publish at least one notice in a newspaper of general circulation in the Town. The net proceeds of any sale shall be deposited into the Town's general fund.

Article 27. To see if the Town will vote to authorize the transfer of all unexpended balances to fund balance, excepting those carried forward funds, and to authorize any overdrafts that may occur in the Town operations in the 2024/2025 fiscal year to be taken from fund balance.

Article 28. To see if the Town will vote to authorize the Select Board to sell or dispose of equipment that is no longer of any use or is unusable.

Article 29. To see if the Town will vote to authorize the Select Board and Treasurer, on behalf of the Town, to accept gifts, real estate, and funds, including trust funds, which may be given or left to the Town.

Article 30. To see if the Town will vote to authorize the Select Board to apply for and accept grants on behalf of the Town, and to expend the proceeds thereof for the purposes for which they are received, provided that the terms of the grants do not require the Town to expend other funds which have not been appropriated by the Town.

Article 31. To see if the Town will vote to participate in the Cumberland County Housing and Community Development Programs of the Federal Department of Housing and Urban Development, including but not limited to the Community Development Block Grant Program (CDBG) and the HOME Program; to designate its population to be included in the calculation of Cumberland County's funds by the U.S. Department of Housing and Urban Development and to authorize the Select Board to execute an agreement with Cumberland County to formalize the same.

Given under our hands on this 14th day of May 2024.

Municipal Officers/Select Board:

_____ / Carmen E. Lone, Chair
_____ / Robert J. McHatton, Sr., Vice-Chair
_____ / Paul A. Tworog
_____ / Kenneth J. Murphy
_____ / Carrye Castleman-Ross

A true copy of the warrant,

Attest: _____ / Ashley S. Albrecht, Town Clerk



1. **Public Safety Building Reserve**

- 1) *Purpose.* The purpose of the account shall be to fund the construction of a Public Safety Building and other associated costs.
- 2) *Funding.* The Public Safety Building Reserve may be funded by direct appropriation in the annual budget or Town Meeting Warrant Article.
- 3) *Amounts and Limits.* The Public Safety Building Reserve shall not have a fund balance limit.

TOWN OF BRIDGTON RESERVE ACCOUNTS POLICY

Purpose:

The purpose of this policy is to provide process and oversight to the establishment and utilization of reserve accounts comprising a reserve fund established by the Town of Bridgton for financing the acquisition or reconstruction of a specific, or a type of, capital improvement; financing the acquisition of a specific item or type of capital equipment; or a sinking fund account for paying a funded debt.

Authorization to establish a reserve fund:

Pursuant to 30-A M.R.S.A. § 5801, the Town of Bridgton shall establish a reserve fund. Said reserve fund shall consist of certain designated reserve accounts. The reserve accounts shall be categorized as a capital improvement reserve, capital equipment reserve, or sinking fund account.

Designated reserve accounts:

The Town Manager upon consultation with the respective Department Head shall recommend to and the Select Board may approve the establishment of a designated reserve account or the elimination of an established reserve account.

There are hereby established the following designated reserve accounts:

1. Police Cruiser Purchase Reserve
2. Fire Apparatus Reserve
3. Public Works Equipment Reserve
4. Transfer Station Equipment Reserve
5. Capital Projects Reserve
6. Municipal Buildings Reserve
7. Recreation Department Reserve
8. Employees Accrued Benefits Reserve
9. Wastewater Reserve
10. Salmon Point Reserve
11. Revaluation Reserve
12. Pondicherry Park Reserve
13. Sabatis Island Reserve
14. Capital Projects Maintenance Reserve
15. Senior Property Tax Assistance Reserve
16. Communications Equipment Reserve
17. Wastewater Connection Assistance Reserve

Approved 04/14/15

Revised 09/12/17; 12/10/19; 09/08/20;
07/12/22; 03/28/23; 07/11/23; 09/26/23

Reserve accounts currently existing and not included in the above list shall either continue to be used for their intended purpose until depletion or shall lapse into the Undesignated Fund Balance as of June 30, 2015. Any "carry forwards" currently budgeted and intended to function as a reserve may be used to fund the established appropriate reserve fund.

Funding for reserve accounts:

The reserve accounts may be funded by direct annual appropriation by inclusion in the annual budget voted at Town Meeting; unanticipated revenues such as sale of forfeiture property; proceeds from vehicle sales or the sale of goods; or funds from the undesignated fund balance if so approved by the legislative body at an Annual or Special Town Meeting. Donations specific to a particular Town operation may also be credited to a reserve account.

Authority to use and withdraw:

The Town Manager must authorize the use and withdrawal of any and all reserve account funds. All expenditures exceeding \$10,000 require a Select Board vote.

Administration responsibilities:

The Finance Officer shall be responsible for monitoring the Town's reserve accounts and for insuring that this policy is adhered to. The Finance Officer shall annually, as part of the budget process, submit a report outlining the status of the Town's reserve accounts which shall be included in the proposed budget submitted to the Select Board and Budget Committee. The Finance Officer may also provide partial or complete status reports at other times to the Select Board, Budget Committee, Town Manager, or Department Heads. The Town Manager shall present a five (5) year capital expenditure plan for Reserve Accounts annually in October.

How to establish a Reserve Account:

- 1) An account is established during the budget process unless Select Board makes an exception;
- 2) The request is reviewed and approved by the Town Manager;
- 3) The request must contain:
 - a. Statement of purpose
 - b. Source(s) of funding
 - c. Amounts and limits;
 - d. Special considerations if applicable; and
- 4) The establishment of the account must be approved by the Select Board.

Approved 04/14/15

Revised 09/12/17; 12/10/19; 09/08/20;
07/12/22; 03/28/23; 07/11/23; 09/26/23

Specific reserve account requirements:

1. **Police Cruiser Purchase Reserve**
 - 1) *Purpose.* The purpose of the account is to annually fund either partially or completely the purchase of a police cruiser.
 - 2) *Funding.* The Police Cruiser Purchase Reserve Account may be funded by direct appropriation in the annual budget or by the sale of police cruisers.
 - 3) *Amounts and Limits.* The Police Cruiser Purchase Reserve Account may not exceed \$30,000 in a given fiscal year. Funding in excess of \$30,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
2. **Fire Apparatus Reserve**
 - 1) *Purpose.* The purpose of the account is to fund the purchase of specific fire apparatus designated in the five year capital plan.
 - 2) *Funding.* The Fire Apparatus Reserve Account may be funded by direct appropriation in the annual budget and by the sale of apparatus.
 - 3) *Amounts and Limits.* The Fire Apparatus Reserve Account shall not exceed \$375,000. Funding in excess of \$375,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
3. **Public Works Equipment Reserve**
 - 1) *Purpose.* The purpose of the account is to fund either partially or completely the purchase of Public Works equipment.
 - 2) *Funding.* The Public Works Equipment Reserve Account may be funded by direct appropriation in the annual budget and by the sale of equipment.
 - 3) *Amounts and Limits.* The Public Works Equipment Reserve Account shall not exceed \$200,000. Funding in excess of \$200,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
4. **Transfer Station Equipment Reserve**
 - 1) *Purpose.* The purpose of the account is to fund either partially or completely the purchase of Transfer Station equipment.
 - 2) *Funding.* The Transfer Station Equipment Reserve Account may be funded by direct appropriation in the annual budget and by the sale of equipment.
 - 3) *Amounts and Limits.* The Transfer Station Equipment Reserve Account shall not exceed \$100,000. Funding in excess of \$100,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
5. **Capital Projects Reserve**
 - 1) *Purpose.* The purpose of the account shall be to fund capital improvement projects as identified in the Capital Improvement Plan.
 - 2) *Funding.* The Capital Projects Reserve may be funded by direct appropriation in the annual budget or, pursuant to Town Meeting approval, unexpended balances remaining at the end of each fiscal year from the Town's annual appropriations for Capital Expenditures.
 - 3) *Amounts and Limits.* The Capital Projects Reserve shall not exceed \$750,000. Funding in excess of \$750,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.

Approved 04/14/15

Revised 09/12/17; 12/10/19; 09/08/20;

07/12/22; 03/28/23; 07/11/23; 09/26/23

6. **Municipal Buildings Reserve**

- 1) *Purpose.* The purpose of the account shall be to fund extraordinary building repair and maintenance expenditures for any municipally owned building. The funds shall be segregated as to intended purpose: Town Office, Town Hall, Fire Department Buildings, Public Works Department Buildings, Recreation Department Buildings and Armory. The Board of Selectmen, at their sole discretion, may commingle funds if a specific need, conforming to the intended purpose of the Reserve, arises.
- 2) *Funding.* The Municipal Buildings Reserve may be funded by direct appropriation in the annual budget.
- 3) *Amounts and Limits.* The Municipal Buildings Reserve shall not have a fund balance limit.

7. **Recreation Department Reserve**

- 1) *Purpose.* The purpose of the account shall be to fund the cost of capital recreational equipment and facilities such as playground equipment or facility improvements.
- 2) *Funding.* Recreation Department Reserve may be funded by direct appropriation in the annual budget, unexpended balances remaining at the end of each fiscal year from the Town's annual appropriations, fundraising, and/or donations.
- 3) *Amounts and Limits.* The Recreational Department Reserve shall not exceed \$100,000.

8. **Employees Accrued Benefits Reserve**

- 1) *Purpose.* The purpose of the account is to pay accrued vacation and sick leave to employees terminating their employment with the Town pursuant to the most current Town of Bridgton Personnel Policy or the most current union contract.
- 2) *Funding.* The Employee's Accrued Benefits Reserve may be funded by direct appropriation in the annual budget.
- 3) *Amounts and Limits.* The Employee's Accrued Benefits Reserve shall not exceed the aggregate liability for the current budget year.

9. **Wastewater Reserve**

- 1) *Purpose.* The purpose of the Wastewater Reserve account is to provide funding for capital projects and/or equipment as identified in the Capital Improvement Plan or emergency repairs for the Town's Wastewater system.
- 2) *Funding.* The Wastewater Reserve may be funded by direct appropriation in the annual budget and excess revenues at the end of the fiscal year.
- 3) *Amounts and Limits.* The Wastewater Reserve shall not exceed \$200,000. Should the Reserve limit be reached, no additional funds shall be budgeted until the balance falls below the identified limit.

10. **Salmon Point Reserve**

- 1) *Purpose.* The purpose of the Salmon Point Reserve account is to provide funding for capital projects and/or equipment as identified in the Capital Improvement Plan or emergency repairs at Salmon Point.
- 2) *Funding.* The Salmon Point Reserve may be funded by direct appropriation in the annual budget and excess revenues at the end of the fiscal year.
- 3) *Amounts and Limits.* The Salmon Point Reserve shall not exceed \$150,000. Should the Reserve limit be reached, no additional funds shall be budgeted until the balance falls below the identified limit.

Approved 04/14/15

Revised 09/12/17; 12/10/19; 09/08/20;

07/12/22; 03/28/23; 07/11/23; 09/26/23

11. **Revaluation Reserve**

- 1) *Purpose.* The purpose of the Revaluation Reserve account is to provide funding for a real estate and personal property revaluation.
- 2) *Funding.* The Revaluation Reserve may be funded by direct appropriation in the annual budget.
- 3) *Amounts and Limits.* The Revaluation Reserve shall not exceed the estimated cost of undergoing a revaluation currently estimated at \$200,000. Should the Reserve limit be reached, no additional funds shall be budgeted until the balance falls below the identified limit.

12. **Pondicherry Park Reserve**

- 1) *Purpose.* The purpose of the account shall be to fund the cost of capital improvements and emergency repairs.
- 2) *Funding.* Pondicherry Park Reserve may be funded by direct appropriation in the annual budget, fundraising, and/or donations.
- 3) *Amounts and Limits.* The Pondicherry Park Reserve shall not exceed \$250,000.

13. **Sabatis Island Reserve**

- 1) *Purpose.* The purpose of the account shall be to fund the cost of capital improvements, maintenance and emergency repairs.
- 2) *Funding.* Sabatis Island Reserve may be funded by direct appropriation in the annual budget, fundraising, donations, fees and timber harvesting.
- 3) *Amounts and Limits.* The Sabatis Island Reserve shall not have a fund balance limit. Upon termination of the lease agreement with State of Maine, any remaining funds will be deposited in the Moose Pond Land Trust Fund.

14. **Capital Projects Maintenance Reserve**

- 1) *Purpose.* The purpose of the account shall be to off-set extraordinary maintenance or repair costs for completed capital improvement projects.
- 2) *Funding.* The Capital Projects Maintenance Reserve may be funded by direct appropriation in the annual budget, sale of tax acquired properties or unexpended capital improvement bond proceeds.
- 3) *Amounts and Limits.* The Capital Projects Maintenance Reserve shall not exceed \$200,000. Funding in excess of \$200,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.

15. **Senior Property Tax Assistance Reserve**

- 1) *Purpose.* The purpose of the account is to fund the Senior Property Tax Assistance Program in accordance with the Senior Tax Assistance Ordinance approved June 14, 2022.
- 2) *Funding.* The Senior Property Tax Assistance Account will be funded from the Unrestricted Fund Balance by vote at Annual Town Meeting.
- 3) *Amounts and Limits.* The Senior Property Tax Assistance Account does not have a limit.

16. **Communications Equipment Reserve**

- 1) *Purpose.* The purpose of the account is to fund the purchase of specific communications equipment identified in the budget process.
- 2) *Funding.* The Communications Equipment Reserve Account is funded by direct appropriation in the annual budget.

Approved 04/14/15

Revised 09/12/17; 12/10/19; 09/08/20;

07/12/22; 03/28/23; 07/11/23; 09/26/23

- 3) *Amounts and Limits.* The Communications Equipment Reserve Account shall not exceed \$100,000. Funding in excess of \$100,000 per fiscal year shall lapse into the undesignated fund balance at the end of the fiscal year.
17. **Wastewater Connection Assistance Reserve**
- 1) *Purpose.* The purpose of the account is to fund the Wastewater Connection Assistance Program approved September 26, 2023, and effective January 1, 2024.
 - 2) *Funding.* The Wastewater Connection Assistance Account may be funded as a budget appropriation in the annual Water Reclamation Budget and/or from the Wastewater Unassigned Fund Balance both by vote of the Select Board.
 - 3) *Amounts and Limits.* The Wastewater Connection Assistance Account does not have a limit.

Approved 04/14/15
Revised 09/12/17; 12/10/19; 09/08/20;
07/12/22; 03/28/23; 07/11/23; 09/26/23

RESERVE ACCOUNT BALANCES AS OF 4/29/2024

1. Police Cruiser Purchase Reserve Fund #57			Fund Limit: \$30,000
Opening Balance:	Revenues	Expenses	\$ 3,207.00
FY 2021			
FY 2022			
FY 2023	\$ 1,000.00		Proceeds from Vehicle Sale
FY 2024	\$ 4,950.00		Proceeds from Sale of 2013 Ford Taurus 12/5/23
FUND BALANCE \$			14,107.00
2. Fire Apparatus Reserve Fund #55			Fund Limit: \$375,000
Opening Balance:	Revenues	Expenses	\$ 128,343.00
FY 2020	\$ 15,000.00	\$ 63,504.00	
FY 2021		\$ 4,580.60	
FY 2022	\$ 5,500.00		
FY 2023			
FY 2024	\$ 4,950.00		Proceeds from sale of 2013 Ford Explorer 12/5/23
FUND BALANCE \$			85,708.40
3. Public Works Equipment Reserve Fund #51			Fund Limit: \$200,000
Opening Balance:	Revenues	Expenses	\$ 19,468.00
FY 2020	\$ 28,000.00	\$ 3,651.83	
FY 2021	\$ 5,400.00		
FY 2022	\$ 951.00	\$ 45,544.59	
FY 2023			
FY 2024		\$ 4,000.00	Repairs to 2014 John Deere 624K
FUND BALANCE \$			622.58
4. Transfer Station Equipment Reserve Fund #59			Fund Limit: \$100,000
Opening Balance:	Revenues	Expenses	\$ -
FY 2020	\$ 10,000.00		
FY 2021		\$ 6,845.00	
FY 2022			
FY 2023			
FY 2024			
FUND BALANCE \$			3,155.00

RESERVE ACCOUNT BALANCES AS OF 4/29/2024

5. Capital Projects Reserve		Fund #54	Fund Limit: \$750,000	
Opening Balance:	Revenues	Expenses	\$	
				22,927.00
FY 2020	\$ 478,650.25	\$ 1,535.98		
FY 2021		\$ 61,322.47		
FY 2022		\$ 4,682.50		
FY 2023		\$ 24,500.00		Fineline: Thermoplastic Repairs to Crosswalks
FY 2024		\$ 50,000.00		FY 2024 Budget Cross, Pond, Dugway Paving
FUND BALANCE			\$	359,536.30
6. Municipal Buildings Reserve		Fund #56	No Fund Limit	
Opening Balance:	Revenues	Expenses	\$	
				236,780.27
FY 2020		\$ 24,578.00		
FY 2021				
FY 2022		\$ 6,000.00		
FY 2023		\$ 30,000.00		Capital Expenditure Budget PW Boiler
FY 2024				Snack Shack Capital Expenditure Budget
FUND BALANCE			\$	176,202.27
7. Recreation Department Reserve		Fund #52	Fund Limit: \$100,000	
Opening Balance:	Revenues	Expenses	\$	
				46,655.27
FY 2020		\$ 5,848.00		
FY 2021		\$ 400.00		
FY 2023	\$ 21,440.00			GBCC Donations for Snack Shack Repairs
FY 2023	\$ 10,750.00			CF Highland Dam (294) BOS Apprvd 6/27/2023
FY 2024	\$ 1,000.00			Lisa & Andrew Clark Dontation for Snack Shack 7/18
FY 2024	\$ 3,101.91			Town Hall, Outback, & Brewfest Parking Donations
FY 2024		\$ 22,440.00		Transfer Out Donations for Snack Shack Expenses 8/11
FY 2024		\$ 4,791.08		Viewshed HAM Complex Consultant Fees 10/19
FY 2024		\$ 4,263.92		Viewshed HAM Complex Consultant Fees 12/20
FUND BALANCE			\$	45,204.18
8. Employees Accrued Benefits Reserve		Fund #33	Fund Limit No Higher than liability for Current Year	
Opening Balance:	Revenues	Expenses	\$	
				17,868.14
FY 2020	\$ 15,000.00	\$ 32,636.00		
FY 2021				
FY 2022				
FY 2023	\$ 34,300.00			FY23 CF BOS Approved 6/27/2023
FY 2024	\$ 20,000.00			FY24 FUNDING
FY 2024		\$ 11,596.52		LC Vacation & Sick Payout March 2024
FUND BALANCE			\$	42,935.62

RESERVE ACCOUNT BALANCES AS OF 4/29/2024

9. Wastewater Reserve		Fund #66	Fund Limit: \$200,000	
Opening Balance:	Revenues	Expenses	\$	-
FY 2020				
FY 2021				
FY 2022				
FY 2023	\$ 10,000.00			
FY 2024	\$ 12,707.28			G 85-9961-00 Bal Transfer \$2,707.28 FY19 & \$10,000 FY22
FUND BALANCE \$				22,707.28
10. Salmon Point Reserve		Fund #TBA	Fund Limit: \$150,000	
Opening Balance:	Revenues	Expenses	\$	-
FY 2020				
FY 2021				
FY 2022				
FY 2023				
FY 2024				
FUND BALANCE \$				-
11. Revaluation Reserve		Fund #67	Fund Limit: \$200,000	
Opening Balance:	Revenues	Expenses	\$	-
FY 2020				
FY 2021				
FY 2022				
FY 2023				
FY 2024	\$ 50,000.00			FY 2024 FUNDING
FUND BALANCE \$				50,000.00
12. Pondicherry Park Reserve -		Fund #53	Fund Limit: \$250,000	
Opening Balance:	Revenues	Expenses	\$	30,483.00
FY 2020	\$ 10,097.52			
FY 2021	\$ 141.86			
FY 2022	\$ 270.38			
FY 2023	\$ 203.90			
FY 2024	\$ 125.47			
FUND BALANCE \$				41,322.13

RESERVE ACCOUNT BALANCES AS OF 4/29/2024

13. Sabatis Island Reserve		Fund #58	No Fund Limit	
Opening Balance:	Revenues	Expenses	\$	-
FY 2020 - FY 2023				
FY 2024				
FUND BALANCE \$				-
14. Capital Projects Maintenance Reserve		Fund #60	Fund Limit: \$200,000	
Opening Balance:	Revenues	Expenses	\$	-
FY 2020	\$ 41,600.00			
FY 2021	\$ 157,700.00	\$ 9,989.98		
FY 2022	\$ 10,689.98			
FY 2023		\$ 15,500.00	Spare Light Pole BOS Approved 6/13/2023	
FY 2024		\$ 42,495.00	FY24 Transfer Out Main Street Crosswalk Repainting	
FUND BALANCE \$				142,005.00
15. Senior Property Tax Assistance Reserve		Fund #63	No Limit	
Opening Balance:	Revenues	Expenses	\$	100,000.00
FY 2023		\$ 2,064.47	FY 2023 Approved	
FY 2024		\$ 6,282.60	FY 2024 Approved BOS 9/19/2023	
FUND BALANCE \$				91,652.93
16. Communications Equipment Reserve - Fund #64			Fund Limit: \$100,000	
Opening Balance:	Revenues	Expenses	\$	-
FY 2023	\$ 3,350.00			
FY 2024				
FUND BALANCE \$				3,350.00
17. Wastewater Connection Assistance - Fund #68			No Limit	
Opening Balance:	Revenues	Expenses	\$	-
FY 2024	\$ 50,000.00	\$ -	BOS Approved 2/13/2024 Rte 302 TIF Funding	
FY 2024	\$ -	\$ -		
FUND BALANCE \$				50,000.00



Town of Bridgton

3 Chase Street, Suite 1
Bridgton, ME 04009

Brenda Day
Code Enforcement Officer

MEMORANDUM

To: Bridgton Board of Selectmen
Robert A. Peabody, Jr., Town Manager
David Madsen, Public Services Director

From: Brenda Day, E-911 Addressing Officer

Date: April 24, 2024

Re: Maplewood Lane

The property owner of Map 14 Lot 49 has proposed the following names for the private road:

First Choice: Mountain View Rd

Second Choice: Sunset Lane

Third Choice: Maplewood Lane

This office recommends approval of Maplewood Lane and Cumberland County E911 Dispatch Center supports this recommendation.

Thank you for your consideration.

Attachments: Proposed Street Name Request Application
Location Maps



TOWN OF BRIDGTON, MAINE STREET NAME REQUEST FORM

Application fee \$110.00 per sign

Date paid: ___/___/___

Applicant Information:

Name: Nathan Deyesso Phone #: 207 653 0175

(current) Mailing Address: 15 Thunder rd Scarborough ME 04074

Email address: ndeyesso@gmail.com

Signature:

3 / 28 / 2024
Date

Proposed street is a: Private Way Subdivision Road/Name of Subdivision: _____

New street access off (name of street): Harrison Rd and between numbers 152 and 154

Tax map and lot numbers(s) of access points: map 014, lot 049

Length of new street (in feet): 300 Number of lots accessed by new street: 2

Other owners that access their property from this private way:

Name: Roderick Dionne Map/Block/Lot: map 014, lot 049

Name: _____ Map/Block/Lot: _____

Name: _____ Map/Block/Lot: _____

Applicant MUST submit a plan or sketch showing the road to be named, location of all driveway entries and distances from crossroads with application.

Proposed Names of New Street (in order of preference):

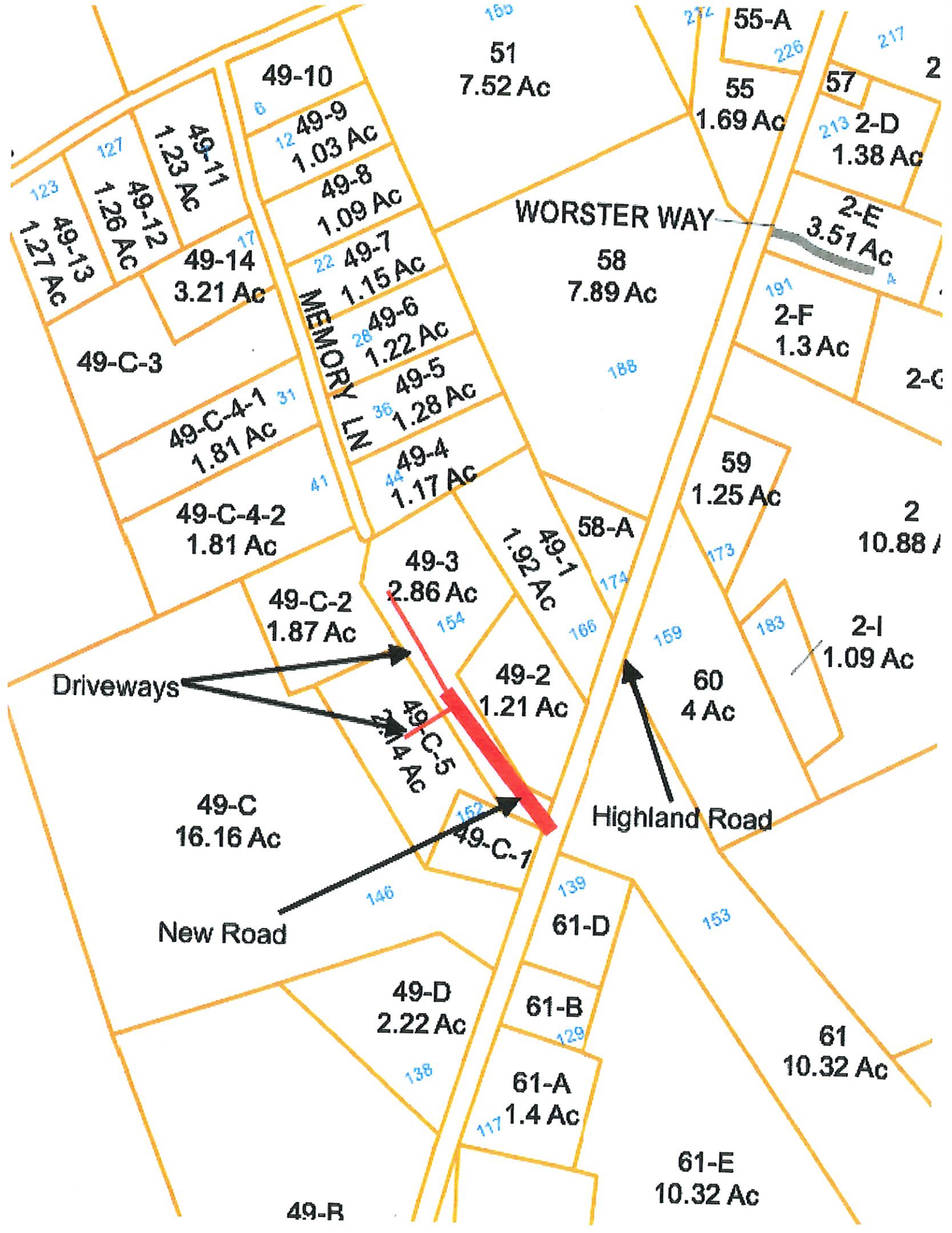
1st Choice: Mountain View Rd Accepted Rejected Reason: _____

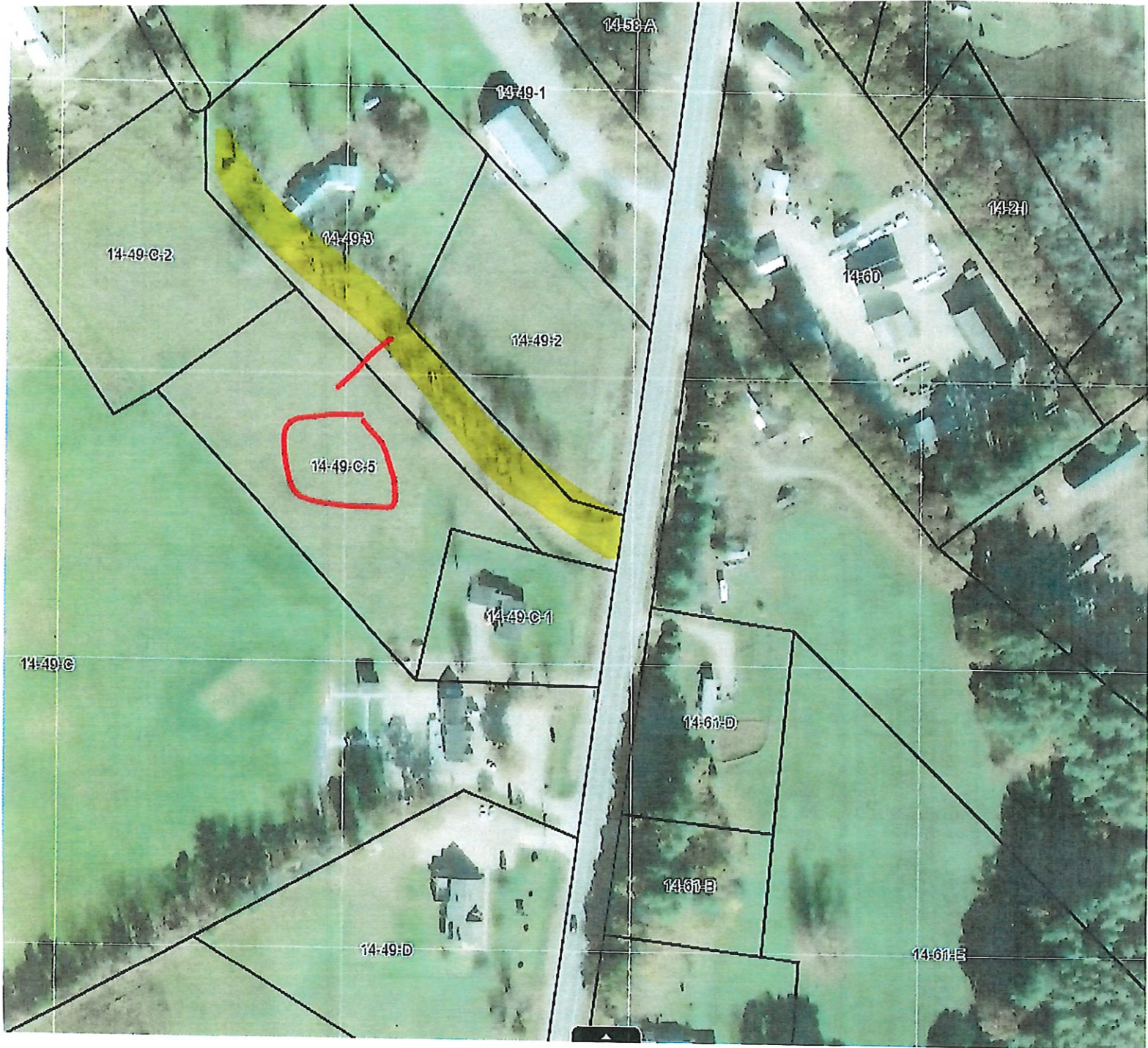
2nd Choice: Sunset Lane Accepted Rejected Reason: _____

3rd Choice: Maplewood Lane Accepted Rejected Reason: _____

Return this completed form with a plan/sketch showing the road to be named, and payment to:
E-911 Addressing Officer, 3 Chase Street, Suite 1, Bridgton, ME 04009

For office use only	
Date application was received: <u>4/11/24</u>	Sketch attached
Street name recommended by E-911 Addressing Officer: 1 st choice _____ 2 nd choice _____ 3 rd choice <u>_____</u>	Cumberland County Dispatch Center Supports Recommendation <input checked="" type="radio"/> Yes <input type="radio"/> No
Approved by Board of Selectmen: ___/___/___	Mapping updated Notifications sent Complete Initials: _____





Brenda Day

To: Deborah Plummer
Subject: Road Name

Good afternoon,

The Town of Bridgton received a request for a new road name:

1st choice: Mountain View Rd

2nd choice: Sunset Lane

3rd choice: Maplewood Lane

It is recommended that we approve the third choice, Maplewood Lane.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789

Starting July 1, 2023, The office hours for the Town Office are Monday thru Thursday 7:30-5:00 and closed on Fridays

Brenda Day

From: Chad Arris <arris@cumberlandcounty.org>
Sent: Tuesday, April 23, 2024 8:43 AM
To: Melinda Dyer
Cc: Brenda Day
Subject: Re: FW: Road Name

You don't often get email from arris@cumberlandcounty.org. [Learn why this is important](#)
Mountain View - Naples, Casco Harrison and Sebago all have Mountain view

Sunset Lane - There is already a sunset Rd in Bridgton

Maplewood Lane - Naples has one near the casco line so I agree that this would be a suitable choice

Chad

On Tue, Apr 23, 2024 at 8:35 AM Melinda Dyer <midyer@cumberlandcounty.org> wrote:
Chad

Can you review CAD and see if the proposed name is a conflict? Please reply all with your answer.

Respectfully

Melinda Fairbrother-Dyer
911 Director Regional Communications
Cumberland County Maine
207-893-2810 ext 1213
Office: 207-894-3734
Cell: 207-608-2720
midyer@cumberlandcounty.org
911director@cumberlandcounty.org
She / Her / Hers

22 High St Windham ME 04062

On Tue, Apr 23, 2024 at 8:16 AM Brenda Day <bday@bridgtonmaine.org> wrote:

From: Brenda Day
Sent: Thursday, April 11, 2024 3:06 PM
To: Deborah Plummer <DPlummer@Cumberlandcounty.org>
Subject: Road Name

Good afternoon,

The Town of Bridgton received a request for a new road name:

1st choice: Mountain View Rd

2nd choice: Sunset Lane

3rd choice: Maplewood Lane

It is recommended that we approve the third choice, Maplewood Lane.

Would you support this name or do you anticipate conflict?

Please advise,

Brenda Day

Code Enforcement Officer

bday@bridgtonmaine.org

207-803-9963

Fax: 207-647-8789

Starting July 1, 2023, The office hours for the Town Office are Monday thru Thursday 7:30-5:00 and closed on Fridays

Ordinance Review Committee

Summary of Proposed Amendments to Bridgton Traffic Ordinance

Housekeeping Revisions:

1. Sections updated and organized to match MMA recommendations and other Town ordinances - e.g Authority, Administration, Definitions, etc.
2. Re-organized in a more logical flow.
3. Repetitious items consolidated.
4. Clarity and accuracy, updated language.
5. Renamed ordinance to include "Parking" (not just Traffic, as most of the ordinance deals with Parking - other towns have named their ordinance similarly)

Substantive Changes:

1. Removed prohibition of parking on the northeast side of Moose Pond causeway, as parking is now allowed after causeway modifications by DOT
2. Added "No parking" on Rt. 302 shoulder for 495 feet on either side (East or West) of Cedar Drive (safety, citizen concern); sign to be posted.

Cedar Drive is about 880 feet east of Moose Pond Causeway, across from the West Bridgton Fire Station. Route 302 speed limit is 50 mph, which requires a sight distance of 495 feet; with vehicles parked on the side of Rt. 302 there is not sufficient sight distance to safely exit Cedar drive onto Rt. 302.

Process:

Maine Statutes, other Town's ordinances, and other research was conducted during the course of revising the ordinance.

Police Chief, Fire Chief, Town Manager, Deputy Town Manager and the Community Development Director provided input and support the amendments. Community Development Director Torri Hill is also the committee's staff liaison/support. Carmen Lone, our Select Board liaison also provided guidance.

Members of the Committee: Len Rudin (Chair), Kevin Raday (Vice-Chair), Mary Tworog (Secretary), Suzanne Schrader, Deb Brusini, Carmen Lone (liaison), and Torri Hill (staff).

**TOWN OF BRIDGTON
TRAFFIC AND PARKING ORDINANCE**

ARTICLE I. PURPOSE

TO REGULATE TRAFFIC AND PARKING UPON THE PUBLIC STREETS OF THE TOWN OF BRIDGTON IN ORDER TO ASSURE THE SAFETY OF PEDESTRIANS, VEHICLE OPERATORS, THE GENERAL PUBLIC, AND THE ORDERLY FLOW OF TRAFFIC. THIS ORDINANCE REPEALS ALL OTHER ORDINANCES AND SECTIONS OF ORDINANCES IN CONFLICT HEREWITH.

ARTICLE II. AUTHORITY and ADMINISTRATION

Section 2.1. This ordinance is adopted and hereafter amended pursuant to 30-A MRSA §3009, "Authority of municipal officers to enact ordinances"

Section 2.2. This ordinance is enacted by the Bridgton Select Board, administered by the Bridgton Town Manager pursuant to 30-A MRSA §2636.3, and enforced by the Bridgton Police Department. by the Bridgton Select Board and enforced by the Bridgton Police Department.

ARTICLE III. DEFINITIONS

Section 3.1. "Public way" means a way, owned and maintained by the State, a county or a municipality, over which the general public has a right to pass, way upon which the public has a right of access or has access as invitees or licensees, or way under the control of a Select Board or a body having like powers.

Section 3.2. "Vehicle" means a device for conveyance of persons or property on a way. "Vehicle" does not include conveyances propelled or drawn by human power or used exclusively on railroad tracks or snowmobiles as defined in 12 MRSA §13001 or an electric personal assistive mobility device.

Section 3.3 "Way" means the entire width between boundary lines of a road, highway, parkway, street or bridge used for vehicular traffic, whether public or private.

Section 3.4 "Disability" means a person whose disability limits or impairs the ability to walk, as determined and certified by a licensed physician, physician assistant, nurse practitioner or registered nurse, as per 29-A MRSA §521.

ARTICLE IV. GENERAL

Section 4.1 Standing or Parking

The provisions of this Ordinance prohibiting the standing or parking of a vehicle shall apply at all times or at those times herein specified or as indicated on official signs except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

Section 4.2 Town Manager Authorization for Traffic Control

The Town Manager with the approval of the Select Board shall place and maintain, or cause to be placed and maintained, traffic-control signs, signals and devices when and as required or authorized under this Ordinance; and may place and maintain such additional traffic-control devices as they may deem necessary to regulate traffic under this Ordinance or under State Law; or to guide or warn traffic, including angle parking signs, and markings, turning markers, and signs prohibiting left, right or U turns, the location of which they are authorized to determine. All traffic control devices so erected and consistent with the provisions of the State Law or this Ordinance shall be official traffic control devices.

Section 4.3 No Sign, No Fee

Whenever this ordinance imposes any parking time limit or prohibits parking on designated streets it shall be the duty of the Town Manager or his designee to erect appropriate signs giving notice thereof and no such regulations shall be effective unless said signs are erected and in place at the time of any alleged offense.

ARTICLE V. STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES.

Section 5.1.

No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic, or in compliance with law, or the directions of a Police Officer, or traffic controlled device, in any of the following places:

1. On a sidewalk;
2. In front of a public or private driveway, alley way, or within a Fire Lane;
3. Within an intersection;
4. Within ten feet of a fire hydrant;
5. On a crosswalk;
6. Within 15 feet of the near corner of the curbs at intersection, except where otherwise designated;
7. Within 15 feet upon the approach to any stop sign located at the side of a roadway;

8. On the roadway side of any vehicle stopped or parked at the edge of a curb or street;
9. Upon any bridge;
10. At any place where official signs, white painted curbs or other curb painting or other road painting or markings so prohibit.
11. In any other place or manner, which obstructs vehicular or pedestrian traffic along a public way or entrance to a private way.

Section 5.2. Obstruction of Free Passage

- A. No person shall stop, stand, park or leave a vehicle on any street in such a manner or under such condition so as to obstruct the free passage of other vehicles in either direction, or so as to leave available less than fifteen feet of the width of the roadway for free movement of vehicular traffic, unless specifically permitted by a Police officer
- B. No person shall park or stand any vehicle more than 12 inches from the curb or edge of the roadway.

Section 5.3. Reverse Direction Parking Prohibited

A vehicle must be parked or must stand headed in the direction of lawful traffic movement; no person shall allow, permit or suffer any vehicle to stand or park on any street facing oncoming traffic.

Article VI PARKING TIME LIMITED

Section 6.1. Parking Ban and Emergency Restrictions

Between November 15th and April 15th no vehicle shall be parked on any public street or way from 11:00p.m. to 6:00a.m. Parking may be prohibited at other times, with public notification of a parking ban, to facilitate snow removal or for a municipal emergency.

Violation of a parking ban may result in removal of the vehicle or a fine. Refer to Article XI.

Section 6.2 Additional Restrictions.

- A. **Disability Parking.** No person shall park any vehicle or motorcycle in any parking space designated as "Handicapped" or "Disability" parking unless the vehicle bears a special registration plate or placard issued under Title 29-A M.R.S.A §521 or §523, or a similar place.

B. **Municipal Complex.** When signs have been erected giving notice thereof, parking will be limited to thirty minutes in the spaces designated at the main entrance to the Bridgton Municipal Complex, Three Chase Street Suite 1, Bridgton, Maine. This is for the purpose of allowing parking for people to conduct short term business at either the Town Office or the District Court Office during business hours. Overnight parking is prohibited.

C. **Main Street.** Parking on both sides of Main Street from Pondicherry Square to the Monument is limited to 2 hours between the hours of 9:00a.m. and 10:00p.m. Vehicles exceeding the time limit may be subject to a parking fine pursuant to Article VII.

D. **Other.** Refer to Article VIII. for additional time restrictions on streets.

Article VII. PROHIBITED PARKING AT ANY TIME

Section 7.1 Signage.

Parking is prohibited wherever signage, such as "No Parking", designates or indicates such.

SECTION 7.2 Schedule of Prohibited Parking on Streets and Ways at any time.

SCHEDULE I. The northeasterly side of Main Street from the easterly side of the driveway at 90 Main Street to Chase Street; from exit of TD Bank to Elm Street; from Hayes Block (i.e.; Bridgton News) to Tannery Bridge;

SCHEDULE II. The southerly side of Main Street from Walker Street to Cottage Street; from west side of Church Street to Tannery Bridge; from Reny's Main Street entrance to lower intersection of Depot Street;

SCHEDULE III. The easterly side of Gibbs Avenue to Fire Station; the northerly and southerly side of lower section of Gibbs Avenue from the Fire Station to Main Street;

SCHEDULE IV. The northeasterly and southeasterly sides of North High Street from the Civil War Monument to Larrabees Run;

SCHEDULE VI. No Parking Zone on the West side of Chase Street between Main Street and Bennett Street for a distance of 425 feet (3/02).

SCHEDULE VII. No parking zone on either side of Depot Street from the intersection of Main Street heading southerly up to the first bridge on Depot Street in the vicinity of the Bridgton Community Center.

SCHEDULE VIII. No parking zone on Route 302 for 495 feet on either side (east or west) of Cedar Drive.

Article VIII. PARKING ALLOWED WHERE SIGNS ARE ERECTED GIVING NOTICE THEREOF AND TIME LIMIT

Section 8.1 Allowed Parking on Streets and Ways

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified between the hours of 9:00a.m. and 10:00p.m. of any day except Sundays and public holidays upon any of the streets described in Schedule I, II, and III below:

SCHEDULE I. The southerly side of Main Street from the east side of the parking lot of 17 Main Street to Walker Street; from Cottage Street to Church Street; from Depot Street to Renys Main Street entrance; from lower intersection of Depot Street to Portland Road.

SCHEDULE II. The northeasterly side of Main Street from the easterly side of Bacon Street to Hayes Block; From Tannery Bridge to 90 Main Street.

SCHEDULE III. When signs are erected giving notice thereof on Chase Street, designated parking will be allowed for District Court Employees during hours of operation.

Article IX. MUNICIPAL PARKING LOTS

Section 9.1

All Municipal Parking Lots shall be closed to overnight parking between the hours of 1:00a.m. and 6:00a.m. Exceptions must be approved by the Select Board. Violations thereof may result in removal of the vehicle and/or a fine. Refer to Article XI.

Article X. PARKING FOR MUNICIPAL PARKS

Section 10.1

All lots associated with Municipal Parks shall be closed to overnight parking between the hours of 10:00p.m. and 6:00a.m. unless signed otherwise. Violations thereof may result in removal of the vehicle or a fine as per Article XI.

Article XI. PENALTIES FOR VIOLATION OF THIS ORDINANCE

Section 11.1 Removal of Vehicle at Owner's Expense

The Bridgton Chief of Police or their Authorized Designee may cause any motor vehicle parked in violation of any provisions of this Ordinance, to be towed, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal.

Section 11.2. General Penalty

- A. Unless another penalty is expressly provided by State Law, any person found to have violated any provisions of this Ordinance shall be subject to a fine of not more than \$100.00 except as otherwise provided in the following subsections of this section; and any such fines or penalties shall accrue to the Town.
- B. Any person violating any parking provisions of this Ordinance shall be subject to the general penalty imposed for violation of this Ordinance, and such person shall pay a fee as provided in the Town of Bridgton Fee Schedule, which may be amended from time to time, and which is incorporated herein by reference.
- C. After one hour if a vehicle is still parked in violation after being cited for a first offense, the second offense penalty will apply and the vehicle shall be subject to being towed at the owner's expense; if the vehicle is not towed and remains parked in violation, the third offense penalty will apply.

Article XII. VALIDITY

If any part of parts of this Ordinance are for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Article XIII. PREVIOUS ORDINANCES

All former Traffic and Parking ordinances of this Town are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed prior to the enactment of this Ordinance.

Article XIV. CERTIFICATION

The Town Clerk shall certify to the passage of this Ordinance and cause the same to be published in the Bridgton News.

Article XV. NAME

This Ordinance may be known and cited as the Traffic and Parking Ordinance.

Article XVI. ADOPTION

Section 16.1. Effective Date

This Ordinance and any amendments hereto shall take effect upon its adoption by the Bridgton Select Board .

Section 16.2 Amendment

The Bridgton Select Board shall give seven (7) days notice of the meeting held for the purpose of adopting an amendment to this Ordinance in the manner provided for Town Meetings. Unless otherwise provided, amendments to this ordinance take effect immediately upon a majority vote by the Select Board.

Section 16.3 Adoption

This Ordinance was adopted on January 10, 1995 following the public hearing held for that purpose under the authority granted by 30A MRS A §3009.

Enacted: January 10, 1995
Amended: August 1996, January 2002, March 2002, October 2005, May 25, 2010, August 9, 2011, January 24, 2012, December 13, 2016, June 12, 2018, and [month day, year].

**TOWN OF BRIDGTON
TRAFFIC AND PARKING ORDINANCE**

ARTICLE I. PURPOSE

~~AN ORDINANCE TO~~ REGULATE~~ING~~ TRAFFIC AND PARKING UPON THE PUBLIC STREETS OF THE TOWN OF BRIDGTON IN ORDER TO ASSURE THE SAFETY OF PEDESTRIANS, VEHICLE OPERATORS,~~—AND~~ THE GENERAL PUBLIC, AND ASSURE THE ORDERLY FLOW OF TRAFFIC. THIS ORDINANCE ~~AND~~ REPEALS~~ING~~ ALL OTHER ORDINANCES AND SECTIONS OF ORDINANCES IN CONFLICT HEREWITH.

~~Be it enacted by the Board of Selectmen for the Town of Bridgton as follows:~~

~~ARTICLE~~**rticle II. AUTHORITY and ADMINISTRATION**

Section 2.1. This ordinance is adopted and hereafter amended pursuant to 30-A MRSA §3009, "Authority of municipal officers to enact ordinances"

Section 2.2. This ordinance is enacted by the Bridgton Select Board, administered by the ~~Bridgton Select Board~~Bridgton Town Manager pursuant to 30-A MRSA §2636(3) ~~—and~~ enforced by the Bridgton Police Department.

ARTICLE III. DEFINITIONS

Section 3.1. "Public way" means a way, owned and maintained by the State, a county or a municipality, over which the general public has a right to pass, way upon which the public has a right of access or has access as invitees or licensees, or way under the control of a ~~park~~ Select Board or a body having like powers.

Section 3.2. "Vehicle" means a device for conveyance of persons or property on a way. "Vehicle" does not include conveyances propelled or drawn by human power or used exclusively on railroad tracks or snowmobiles as defined in 12 MRSA §13001 or an electric personal assistive mobility device.

Section 3.3 "Way" means the entire width between boundary lines of a road, highway, parkway, street or bridge used for vehicular traffic, whether public or private.

Section 3.4 "Disability" means a person whose disability limits or impairs the ability to walk, as determined and certified by a licensed physician, physician assistant, nurse practitioner or registered nurse, as per 29-A MRSA §521.

ARTICLE IV. GENERAL

Section 4.1 Standing or Parking

The provisions of this Ordinance prohibiting the standing or parking of a vehicle shall apply at all times or at those times herein specified or as indicated on official signs except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

Section 4.2 Town Manager Authorization for Traffic Control

The Town Manager with the approval of the Select Board shall place and maintain, or cause to be placed and maintained, traffic-control signs, signals and devices when and as required or authorized under this Ordinance; and may place and maintain such additional traffic-control devices as they~~he~~ may deem necessary to regulate traffic under this Ordinance or under State Law; or to guide or warn traffic, including angle parking signs, and markings, turning markers, and signs prohibiting left, right or U turns, the location of which they are~~he is~~ authorized to determine. All traffic control devices so erected and consistent with the provisions of the State Law or this Ordinance shall be official traffic control devices.

Section 4.3 No Sign, No Fee

Whenever by this ~~or any other ordinance of this Town~~ imposes any parking time limit ~~is imposed~~ or ~~parking is prohibited~~ ~~s~~ parking~~ed~~ on designated streets it shall be the duty of the Town Manager or his designee to erect appropriate signs giving notice thereof and no such regulations shall be effective unless said signs are erected and in place at the time of any alleged offense.

ARTICLE V. —STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES.

Section 5.1.I-

No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic, or in compliance with law, or the directions of a Police Officer, or traffic controlled device, in any of the following places:

1. On a sidewalk;
2. In front of a public or private driveway, ~~or~~ alley way, or within a Fire Lane;
3. Within an intersection;
4. Within ten feet of a fire hydrant;
5. On a crosswalk;

6. Within 15 feet of the near corner of the curbs at intersection, except where otherwise designated;
7. Within 15 feet upon the approach to any stop sign located at the side of a roadway;

~~8. Within Fire Lane where signs are erected giving notice thereof as described in Schedule III, included in this Ordinance;~~

~~89.~~ On the roadway side of any vehicle stopped or parked at the edge of a curb or street;

~~910.~~ Upon any bridge;

~~101.~~ At any place where official signs, white painted curbs or other curb painting or other road painting or markings so prohibit.

11. In any other place or manner, which obstructs vehicular or pedestrian traffic along a public way or entrance to a private way.

Section 5.2II. Obstruction of Free Passage

A. No person shall stop, stand, park or leave a ~~his~~ vehicle on any street in such a manner or under such condition so as to obstruct the free passage of other vehicles in either direction ~~unless specifically permitted by a Police Officer,~~ or so as to leave available less than fifteen feet of the width of the roadway for free movement of vehicular traffic, ~~unless specifically permitted by a Police officer.~~

B. No person shall park or stand any vehicle ~~allow, permit or suffer any vehicle to stand or park~~ more than 12 inches from the curb or edge of the roadway.

Section 5.3III. Reverse Direction Parking Prohibited

A vehicle must be parked or must stand headed in the direction of lawful traffic movement; no person shall allow, permit or suffer any vehicle to stand or park on any street facing oncoming traffic.

~~No person shall allow, permit or suffer any vehicle in his possession to stand or park on any street, headed in the direction of lawful traffic movement a distance greater than 12 inches from the curb or edge of the roadway or to stand or park on any street facing oncoming traffic.~~

Article VII. PARKING TIME LIMITED ~~ON STREETS~~

Section 6.1I. Snow Parking Ban and Emergency Restrictions

Between November 15th and April 15th no vehicle shall be parked on any public street or way from 11:00p.m. to 6:00a.m. Parking may be prohibited at other times, with public notification of a parking ban, to facilitate snow removal or for a municipal emergency. ~~Also, parking may be prohibited with notification of a parking ban (10/05).~~

Violation of a parking ban may result in removal of the vehicle or a fine. Refer to Article XI. ~~The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal.~~

Section 6.2~~I~~ Additional Restrictions~~I~~.

~~When signs are erected giving notice thereof, no person shall park a vehicle at any time upon any of the streets or parts of streets described in Article IV Section I Schedule I, II and III included in this Ordinance.~~

~~When signs have been erected giving notice thereof, parking will be limited to those with appropriate handicap identification in the spaces designated at the main entrance to the Bridgton Municipal Complex, Three Chase Street Suite 1, Bridgton, Maine.~~

- A. **Designated Disabled Disability Parking.** No person shall park any ~~motor~~ vehicle or motorcycle in any parking space designated as "Handicapped" or ~~"Disabled"~~ "Disability" parking unless the vehicle bears a special registration plate or placard issued under Title 29-A M.R.S.A §521 or §523, or a similar place.
- B. **Municipal Complex.** When signs have been erected giving notice thereof, parking will be limited to thirty minutes in the spaces designated at the main entrance to the Bridgton Municipal Complex, Three Chase Street Suite 1, Bridgton, Maine. This is for the purpose of allowing parking for people to conduct short term business at either the Town Office or the District Court Office during business hours. Overnight parking is prohibited ~~(10/05)~~.
- C. **Main Street.** Parking on both sides of Main Street from Pondicherry Square to the Monument is limited to 2 hours between the hours of 9:00a.m. and 10:00p.m. Vehicles exceeding the time limit may be subject to a parking fine pursuant to Article VII. ~~(12/2016)~~

D. **Other.** Refer to Article VIII. for additional time restrictions on streets.

~~Section III.~~

~~When signs are erected giving notice thereof, no person shall park a vehicle for longer than the period of time specified in Article IV Section IV, between the hours of 9:00a.m. to 10:00p.m., except Sundays and Legal Holidays, upon any of the streets or parts described in Article IV Section III of this Ordinance.~~

Article VII. SCHEDULE OF STREETS AND WAYS AND SECTIONS THEREOF PROHIBITING PARKING AT ANY TIME

Section 7.1 ~~When Signed Signage.~~

Parking is prohibited wherever signage, such as "No Parking", designates or indicates such.

SECTION 7.2 ~~I.~~ Schedule of Prohibited Parking on Streets and Ways at any time.

SCHEDULE I. The northeasterly side of Main Street from the easterly side of the driveway at 90 Main Street to Chase Street; from exit of TD Bank to Elm Street; from Hayes Block (i.e.; Bridgton News) to Tannery Bridge; ~~(12/2016)~~

SCHEDULE II. The southerly side of Main Street from Walker Street to Cottage Street; from west side of Church Street to Tannery Bridge; from Reny's Main Street entrance to lower intersection of Depot Street; ~~-(12/2016)~~

SCHEDULE III. The easterly side of Gibbs Avenue to Fire Station; the northerly and southerly side of lower section of Gibbs Avenue from the Fire Station to Main Street; ~~-~~

SCHEDULE IV. The northeasterly and southeasterly sides of North High Street from the Civil War Monument to Larrabees Run; ~~-~~

SCHEDULE V. ~~ONo Parking Zone on Route 302, Moose Pond Causeway, on the southeastnorth side of Route 302 from Moose Pond boat launch to Kendal Ham Drive and from the boat launch for a distance of 550 feet in a westerly direction; ~~-(1/02) (5/10) (06/18).~~~~

SCHEDULE VI. No Parking Zone on the West side of Chase Street between Main Street and Bennett Street for a distance of 425 feet (3/02).

SCHEDULE VII. No parking zone on either side of Depot Street from the intersection of Main Street heading southerly up to the first bridge on Depot Street in the vicinity of the Bridgton Community Center.
~~(2/12)~~

SCHEDULE VIII. No parking zone on Route 302 —for 495 feet on either side (east or west) of Cedar Drive.

~~Article IVIII. —SCHEDULE OF STREET AND SECTIONS OF STREETS PERMITTEDING PARKING ALLOWED —ALLOWED WHERE—SIGNS ARE ERECTED GIVING NOTICE THEREOF AND TIME LIMIT~~

~~Section 8.1I. One must park in designated parking spaces or where there is signage allowing parking.~~

~~Section 8.1 Allowed Parking on Streets and Ways Schedule of Streets and Ways for Permitted Parking~~

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified between the hours of 9:00a.m. and 10:00p.m. of any day except Sundays and public holidays upon any of the streets described in Schedule I, II, and III below:

SCHEDULE I. The southerly side of Main Street from the east side of the parking lot of 17 Main Street to Walker Street; from Cottage Street to Church Street; from Depot Street to Renys Main Street entrance; from lower intersection of Depot Street to Portland Road. ~~(12/2016)~~

SCHEDULE II. The northeasterly side of Main Street from the easterly side of Bacon Street to Hayes Block; From Tannery Bridge to 90 Main Street.

SCHEDULE III. When signs are erected giving notice thereof on Chase Street, designated parking will be allowed for District Court Employees during hours of operation~~(12/2016).~~—

~~Section II.—~~

~~The provisions of this Ordinance prohibiting the standing or parking of a vehicle shall apply at all times or at those times herein specified or as indicated on official signs except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.~~

~~**Section III.**~~

~~When signs are erected giving notice thereof, no person shall park a vehicle at any time upon any of the streets described in Article III Section I Schedule I, II, III, IV, V, VI and VII included in this Ordinance.~~

~~**Section IV.**~~

~~When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified between the hours of 9:00a.m. and 10:00p.m. of any day except Sundays and public holidays upon any of the streets described in Article IV Section I, Schedule I, II, and III included in this Ordinance.~~

~~**Section V.**~~

~~Whenever by this or any other ordinance of this Town any parking time limit is imposed or parking is prohibited on designated streets it shall be the duty of the Town Manager or his designee to erect appropriate signs giving notice thereof and no such regulations shall be effective unless said signs are erected and in place at the time of any alleged offense.~~

~~**Section VI.**~~

~~The Town Manager with the approval of the Board of Selectmen shall place and maintain, or cause to be placed and maintained, traffic-control signs, signals and devices when and as required or authorized under this Ordinance, and may place and maintain such additional traffic-control devices as he may deem necessary to regulate traffic under this Ordinance or under State Law, or to guide or warn traffic, including angle parking signs, and markings, turning markers, and signs prohibiting left, right or U turns, the location of which he is authorized to determine. All traffic control devices so erected and not inconsistent with the provisions of the State Law or this Ordinance shall be official traffic control devices.~~

Article IXV. MUNICIPAL PARKING LOTS

Section 9.1 F.

All Municipal Parking Lots shall be closed to overnight parking between the hours of 1:00a.m. and 6:00a.m. Exceptions must be approved by the ~~Bridgton~~ Select Board. ~~(12/2016)~~ Violations thereof may result in removal of the vehicle and/or a fine. Refer to Article XI.

~~The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal. (12/2016)~~

Article VIX. ~~PARKING FOR MUNICIPAL PARKS~~ ~~PARKING LOTS~~

Section 10.1 ~~I~~

All ~~Municipal Park Parking~~ Lots associated with Municipal Parks shall be closed to overnight parking between the hours of 10:00p.m. and 6:00a.m. unless signed otherwise. ~~(12/2016)~~ Violations thereof may result in removal of the vehicle or a fine as per Article XI.

~~The Chief of Police or his designee may cause any vehicle so parked on any street or way to be moved and placed in a suitable parking space off of the street, at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal. (12/2016)~~

Article VIXI. ~~GENERAL PENALTIES FOR VIOLATION OF THIS ORDINANCE~~

Section 11.1 ~~REMOVAL OF VEHICLE AT OWNER'S EXPENSE~~ Removal of Vehicle at Owner's Expense

The Bridgton Chief of Police or their Authorized Designee may cause any motor vehicle parked in violation of any provisions of this Ordinance, to be towed ~~moved and placed in a suitable parking space off of the street,~~ at the expense of the owner of such vehicle, and without the Town being liable for any damage that may be caused by such removal.

Section ~~11.2.~~ General Penalty

A. Unless another penalty is expressly provided by State Law, any person ~~convicted of a violation or~~ found to have violated any provisions of this Ordinance shall be ~~punished by~~ subject to a fine of not more than \$100.00 ~~plus any attorney fees and costs,~~ except as otherwise provided in the following

subsections of this section; and any such fines or penalties shall accrue to the Town.

B. Any person violating any parking provisions of this Ordinance shall be subject to the general penalty imposed for violation of this Ordinance, and such person shall pay a fee as provided in the Town of Bridgton Fee Schedule, which may be amended from time to time, and which is incorporated herein by reference. ~~_(12/2016)~~

C. After one hour if a vehicle is still parked in violation after being cited for a first offense, the second offense penalty will apply and the vehicle shall be subject to being towed at the owner's expense; if the vehicle is not towed and remains parked in violation, the third offense penalty will apply.

Article ~~VIXII~~. VALIDITY

If any part of parts of this Ordinance are for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Article ~~IXIII~~. PREVIOUS ORDINANCES

All former ~~T~~traffic and Parking ordinances of this Town are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed prior to the enactment of this Ordinance.

Article ~~XIV~~. CERTIFICATION

The Town Clerk shall certify to the passage of this Ordinance and cause the same to be published in the Bridgton News.

Article ~~XVI~~. ~~NAME~~ame

This Ordinance may be known and cited as the Traffic and Parking Ordinance. -

Article ~~XVIIII~~. ~~ADOPTION~~ ~~deption~~

Section 16.1. Effective Date

This Ordinance and any amendments hereto shall take effect upon its adoption by the Bridgton Select Board ~~of Selectmen~~.

Section 16.2 Amendment

The Bridgton Select Board shall give seven (7) days notice of the meeting held for the purpose of adopting an amendment to this Ordinance in the manner provided for Town Meetings. Unless otherwise provided, amendments to this ordinance take effect immediately upon a majority vote by the Select Board.

Section 16.3 Adoption

This Ordinance was adopted on January 10, 1995 following the public hearing held for that purpose under the authority granted by 30A MRSA §3009.

Enacted: January 10, 1995

Amended: August 1996, January 2002, March 2002, October 2005,
May 25, 2010, August 9, 2011, January 24, 2012, December 13,
2016, ~~and~~ June 12, 2018, and [month day, year].

Town of Bridgton Sustainability and Energy Efficiency Committee

Narrative:

The town of Bridgton endeavors to be proactive in seeking out initiatives that promote and educate residents about sustainable practices. The town will attempt to reduce its energy consumption in all of its municipally owned properties, buildings and facilities.

Mission and Charge:

This newly formed committee will make recommendations to the Select Board on:

Sustainability practices such as sustainable farming, recycling, the bottle bill, plastics in the environment, food waste, packaging and land and water management.

The committee will look into obtaining a town energy audit to access grants and funds from Efficiency Maine to begin retrofitting our town buildings and facilities.

The committee will investigate potential renewable energy projects for infrastructure.

The committee would like to have input on any future transfer station redesign, with the goal of protecting the environment, reducing waste and energy, and saving costs.

Authority:

As an advisory committee this group will make recommendations and proposals to the Select Board for consideration.

The deputy town manager or their designee shall function as staff for the committee and may request additional volunteers to assist in their efforts; however such persons are not considered voting members. The committee may request additional authorization from the Select Bard for specific activities.

Process and Compliance:

Every member of the Sustainability and Energy Efficiency Committee shall comply with existing state law and the policies and procedures of the town, including but not limited to: the conduct and notice of meetings, the town ethics and guidelines policy, conflict of interest laws and town personnel policies.

Appointments:

The committee shall consist of no more than 5 to 7 voting members appointed by the Select Board. They will serve to the conclusion of the committee's charge, specifically two years from the establishment of the committee.

The Town Manager, Community Development Director and a liaison from the Select Board shall serve as non-voting advisors.

The committee will need to work with and consult with the Public Works Director and the Transfer Station foreman.

We welcome volunteers and will look to the National Resources Council of Maine, Lakes Environmental Association and others for advice to make this endeavor successful.

Meetings:

The Task Force shall hold regular public meetings, be responsible for the creation and posting of all agendas and the creation of the public record of each meeting in accordance with the prevailing state law. Such records shall be forwarded to the Select Board and any other entities they are working with.

Amendments:

The Select Board may amend this charge and mission as they deem appropriate.



TOWN OF BRIDGTON
Town Clerk's Office
3 Chase Street
Bridgton, Maine 04009
(207) 647-8786

Marijuana Establishment License Application

Town of Bridgton Victualers and Marijuana Establishments Licensing Ordinance
State Law references: 30-A M.R.S.A. §3001, 22 M.R.S.A. §2429-D, and 28-B M.R.S.A. §402

Date: 4/12 / 2024 Applicant Name: Sweet Dirt 2, LLC

For Office Use Only

Date Received 4-17-2024 Amount Received 1,655 Clerk's Initials SCD

Type of Marijuana Establishment (Check All That Apply): New Renewal

- Adult Use Marijuana Store:** A "marijuana store" as that term is defined in 28-B M.R.S. § 102(34), as amended, and its successor provisions.
- Adult Use Marijuana Cultivation Facility:** A "cultivation facility" as that term is defined in 28-B M.R.S. § 102(13), as amended, and its successor provisions. Select one:
- Tier 1 Marijuana Cultivation Facility. Not more than 500 square feet of plant canopy.
 - Tier 2 Marijuana Cultivation Facility. Not more than 2,000 square feet of plant canopy.
 - Tier 3 Marijuana Cultivation Facility. Not more than 7,000 square feet of plant canopy.
 - Tier 4 Marijuana Cultivation Facility. Not more than 20,000 square feet of plant canopy.
- Adult Use Marijuana Testing Facility:** A "testing facility" as that term is defined in 28-B M.R.S. § 102(54), as amended, and its successor provisions.
- Medical Marijuana Registered Dispensary:** A building or facility operated by a person or entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses Medical Marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients as defined in 22 M.R.S. § 2422(6), as amended, and its successor provisions.
- Medical Marijuana Caregiver Retail Store:** A location, building, or facility operated by a Medical Marijuana Registered Caregiver that is used to sell medical Marijuana to qualifying patients and that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer.
- Medical Marijuana Large-Scale Caregiver Operation:** Any commercial or noncommercial use by a Medical Marijuana Registered Caregiver other than: (i) a Medical Marijuana Caregiver Retail Store, (ii) a Medical Marijuana Multiple Caregiver Facility, (iv) a Medical Marijuana Inherently Hazardous Substances Extraction Operation, (v) Marijuana Home Cultivation by a Qualifying Patient or Exempt Caregiver, or (vi) a Medical Marijuana Small-Scale Caregiver Operation.
- Medical Marijuana Multiple Registered Caregiver Facility:** A building or facility housing more than one (1) Medical Marijuana Registered Caregiver.
- Medical Marijuana Testing Facility:** A public or private laboratory that: (a) is authorized in accordance 22 M.R.S. § 2423-A(10) to analyze contaminants in the potency and cannabinoid profile of samples; and (b) is accredited

Town of Bridgton Marijuana Establishment License Application

Review Criteria:

Has any Applicant or Co-Applicant ever failed any part of a state inspection or local health inspection relating to the Marijuana Establishment?

Yes No If yes, explain:

Has any Applicant or Co-Applicant ever failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton?

Yes No If yes, explain:

Has any Applicant or Co-Applicant ever had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine?

Yes No If yes, explain:

Has any Applicant or Co-Applicant ever been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine?

Yes No If yes, explain and attach the notice of violation and proof that the violation has been resolved:

Has any Applicant or Co-Applicant ever been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment?

Yes No If yes, explain and provide the date, jurisdiction, nature of the offense and any penalty assessed:

What right, title, or interest does the Applicant have in the business premises for which Marijuana Establishment licensure is sought (e.g. deed, lease, purchase and sale agreement)? Attach a copy of the source of the right, title, or interest.

See attached Sublease



TOWN OF BRIDGTON
 Town Clerk's Office
 3 Chase Street
 Bridgton, Maine 04009
 (207) 647-8786

BACKGROUND CHECK AUTHORIZATION AND RELEASE
 for Victualers License or Marijuana Establishment License Applicants and Co-Applicants

I/We, the undersigned, authorize the release of any and all criminal history record information to the Town of Bridgton (the "Town"). I/We waive any rights to privacy or confidentiality with respect to this Background Check Authorization and Release and any responsive criminal history record information obtained by the Town (collectively, the "Background Check"), even though some or all of the Background Check may be designated as "confidential" or "nonpublic" under state or federal law. I/We hereby indemnify and hold harmless the Town (including its officers, agents, and employees) from and against any and all claims, demands, liens, lawsuits, judgments, or actions of any nature that may be brought by me/us, my/our successors, heirs, or assigns, or any third party on account of the Town's solicitation of, use of, reliance on, dissemination of, or publication of some or all of the Background Check, whether or not the Background Check is accurate. Nothing herein shall operate in any practical effect to waive any defense, immunity, limitation of liability, or other protection available to the Town under applicable law, including the Maine Tort Claims Act.

Date: April 2, 2024

James Henry
 Signature of Applicant or Co-Applicant

Print name: James Henry
 Date of Birth: 04 / 25 / 73

Date: April 2, 2024

Kristin Pope
 Signature of Applicant or Co-Applicant

Print name: Kristin Pope
 Date of Birth: 11 / 04 / 78

Date: April 2, 2024

Diana Huffman
 Signature of Applicant or Co-Applicant

Print name: Diana Huffman
 Date of Birth: 03 / 09 / 66

Date: April 2, 2024

Roger Carnie
 Signature of Applicant or Co-Applicant

Print name: Roger Carnie
 Date of Birth: 12 / 30 / 54

Date: _____, 20____

 Signature of Applicant or Co-Applicant

Print name: _____
 Date of Birth: ____/____/____

Date: _____, 20____

 Signature of Applicant or Co-Applicant

Print name: _____
 Date of Birth: ____/____/____

All Applicants and Co-Applicants must sign this Background Check Authorization and Release.
 Use additional sheets as needed.

Town of Bridgton Marijuana Establishment License Application

Affidavit of Applicants and Co-Applicants

Each Applicant and Co-Applicant must read and certify to the statements below before a notary public.

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Marijuana Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine;
4. I have never been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine; or, if I have been issued such a notice of violation, that the violation has been fully resolved; and
5. I have never been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment.

If you cannot certify to all of above statements, check this box:

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

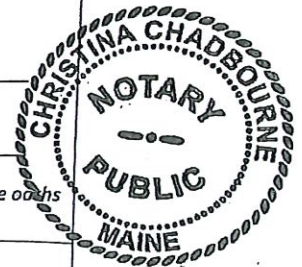
I do swear or affirm under penalty of perjury* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.

Date: April 10, 2024

Kristin Pope
Signature of Applicant or Co-Applicant

Print name: Kristin Pope

* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.



Date: April 10, 2024

Personally appeared the above-named Kristin Pope and made oath or affirmation that the foregoing statements are true.

CHRISTINA CHADBOURNE
NOTARY PUBLIC
State of Maine
My Commission Expires
September 26, 2024

Christina Chadbourne
Notary Public, State of Maine

Print name: Christina Chadbourne

My commission expires: 09/26/2024

Town of Bridgton Marijuana Establishment License Application

Affidavit of Applicants and Co-Applicants

Each Applicant and Co-Applicant must read and certify to the statements below before a notary public.

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Marijuana Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine;
4. I have never been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine; or, if I have been issued such a notice of violation, that the violation has been fully resolved; and
5. I have never been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment.

If you cannot certify to all of above statements, check this box:

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

I do swear or affirm under penalty of perjury* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.

Date: April 9, 2024

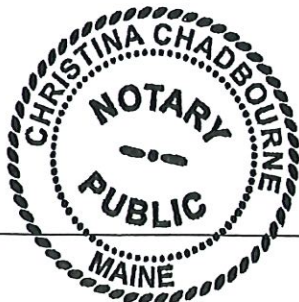
[Handwritten Signature]
Signature of Applicant or Co-Applicant

Print name: JAMES HENRY

* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.

Date: April 9, 2024

Personally appeared the above-named JAMES F. HENRY and made oath or affirmation that the foregoing statements are true.



[Handwritten Signature]
Notary Public, State of Maine

Print name: CHRISTINA CHADBOURNE

My commission expires: 09/26/2024

CHRISTINA CHADBOURNE
NOTARY PUBLIC
State of Maine
My Commission Expires
September 26, 2024



TOWN OF BRIDGTON
Town Clerk's Office
3 Chase Street
Bridgton, Maine 04009
(207) 647-8786

FOR OFFICE USE	
Date Received	5.2.24
Amount Received \$	1500.00
Clerk's Initials	WJZ

Marijuana Establishment License Application

Town of Bridgton Marijuana Establishments Licensing Ordinance

Date: 4/19/2024 Applicant Name: Green Topper Growers

TYPE OF MARIJUANA ESTABLISHMENT(S) (Check All That Apply): New Renewal

- Adult Use Marijuana Store:** A "marijuana store" as that term is defined in 28-B M.R.S. § 102(34), as amended, and its successor provisions.
- Adult Use Marijuana Cultivation Facility:** A "cultivation facility" as that term is defined in 28-B M.R.S. § 102(13), as amended, and its successor provisions. Select one:
 - Tier 1 Marijuana Cultivation Facility. Not more than 500 square feet of plant canopy.
 - Tier 2 Marijuana Cultivation Facility. Not more than 2,000 square feet of plant canopy.
 - Tier 3 Marijuana Cultivation Facility. Not more than 7,000 square feet of plant canopy.
 - Tier 4 Marijuana Cultivation Facility. Not more than 20,000 square feet of plant canopy.
- Adult Use Marijuana Testing Facility:** A "testing facility" as that term is defined in 28-B M.R.S. § 102(54), as amended, and its successor provisions.
- Medical Marijuana Registered Dispensary:** A building or facility operated by a person or entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses Medical Marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients as defined in 22 M.R.S. § 2422(6), as amended, and its successor provisions.
- Medical Marijuana Caregiver Retail Store:** A location, building, or facility operated by a Medical Marijuana Registered Caregiver that is used to sell medical Marijuana to qualifying patients and that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer.
- Medical Marijuana Large-Scale Caregiver Operation:** Any commercial or noncommercial use by a Medical Marijuana Registered Caregiver other than: (i) a Medical Marijuana Caregiver Retail Store, (ii) a Medical Marijuana Multiple Caregiver Facility, (iv) a Medical Marijuana Inherently Hazardous Substances Extraction Operation, (v) Marijuana Home Cultivation by a Qualifying Patient or Exempt Caregiver, or (vi) a Medical Marijuana Small-Scale Caregiver Operation.
- Medical Marijuana Multiple Registered Caregiver Facility:** A building or facility housing more than one (1) Medical Marijuana Registered Caregiver.
- Medical Marijuana Testing Facility:** A public or private laboratory that: (a) is authorized in accordance 22 M.R.S. § 2423-A(10) to analyze contaminants in the potency and cannabinoid profile of samples; and (b) is accredited pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a third-party accrediting body or is certified, registered or accredited by an organization approved by the Maine Department of Health and Human Services.
- Marijuana Manufacturing Facility:** (check all that apply)
 - Medical Marijuana Manufacturing Facility:** A registered tier 1 or tier 2 manufacturing facility, as defined in 22 M.R.S. § 2422 as amended, and its successor provisions.
 - Medical Marijuana Inherently Hazardous Substances Extraction Operation:** "Marijuana extraction" using "inherently hazardous substances" by a "qualifying patient," the "caregiver" of a qualifying patient, or any other person authorized under 22 M.R.S. § 2423-F(3), as may be amended, to engage in "marijuana extraction" using "inherently hazardous substances," as those terms are defined in 22 M.R.S. § 2422, as amended, and its successor provisions.
 - Adult Use Marijuana Products Manufacturing Facility:** A "products manufacturing facility" as that term is defined in 28-B M.R.S. § 102(43), as amended, and its successor provisions.

MARIJUANA ESTABLISHMENT INFORMATION:

Name of Establishment: Green Topper Growers

Physical Address of Establishment (must be in Bridgton): 27 Sandy Creek Rd Bridgton, ME

Proposed Days & Hours of Operation: M-F 8 am - 5pm Sat 8-3 pm

04009

APPLICANT AND CO-APPLICANT INFORMATION: Provide the following information for each Applicant and Co-Applicant. Note: The Applicant is the owner of the Marijuana Establishment. If the owner is a business or nonprofit, the Applicant is every officer, director, member, manager, and general partner (collectively, "Members"). If there are more than 3 Members, you may ask the Municipal Officers to limit the Applicants to those Members with a controlling interest in the business or to one Member who is duly authorized to file this application. A Co-Applicant is any person (other than the Applicant) that is primarily responsible for the actual operation of Marijuana Establishment.

1. Name of Each Applicant and Co-Applicant
2. Mailing Address
3. Phone Number(s)
4. E-mail Address
5. Over Age 21? (Yes/No)
6. Each Applicant's ownership interest in the Marijuana Establishment (if any)

Provide copies of any articles of incorporation/association, bylaws, operating agreement, or partnership agreement that govern the entity that will own and/or operate the Establishment.

Emergency Contact Person (must be available 24/7): Caleb Chaplin

Emergency Contact Telephone Numbers: 207-272-5766

Emergency Contact Email Address: Chaplinlogging@gmail.com

REVIEW CRITERIA: Please answer the following questions. If you answer yes to any question, please provide an explanation on a separate sheet of paper.

Has any Applicant or Co-Applicant ever failed any part of a state inspection or local health inspection relating to the Marijuana Establishment? Yes No (If yes, explain.)

Has any Applicant or Co-Applicant ever failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton? Yes No (If yes, explain.)

Has any Applicant or Co-Applicant ever had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine? Yes No (If yes, explain.)

Has any Applicant or Co-Applicant ever been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine? Yes No (If yes, explain and attach the notice of violation and proof that the violation has been resolved.)

Has any Applicant or Co-Applicant ever been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment? Yes No (If yes, explain and provide the date, jurisdiction, nature of the offense and any penalty assessed.)

RIGHT, TITLE, OR INTEREST: What right, title, or interest does the Applicant have in the premises for which licensure is sought (e.g., a deed, lease, purchase and sale agreement)? lease agreement (Attach a copy.)

AFFIDAVIT OF APPLICANTS AND CO-APPLICANTS: Each Applicant and Co-Applicant must certify to the statements below. Provide additional copies of this page as needed.

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Marijuana Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine;
4. I have never been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine; or, if I have been issued such a notice of violation, that the violation has been fully resolved; and
5. I have never been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment.

If you cannot certify to all of above statements, check this box:

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

I do swear or affirm under penalty of perjury* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.

Date: 4/19/2024 2024

Caleb Chaplin
Signature of Applicant or Co-Applicant

Print name: Caleb Chaplin

* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.

APPLICATION SUBMISSIONS REQUIREMENTS CHECKLIST	FOR OFFICE USE
<input checked="" type="checkbox"/> Complete license application form, including affidavits for each Applicant and Co-Applicant	✓
<input checked="" type="checkbox"/> The application fee (nonrefundable). See table on page 3.	✓
<input checked="" type="checkbox"/> Copy of State License / Conditional License / Caregiver registration. If an application for a state license is pending as of the filing of this application, submit a copy of the state licensing application.	✓
<input checked="" type="checkbox"/> Applicant and Co-Applicant Information (see page 2).	✓
<input type="checkbox"/> Evidence of all local land use approvals (Planning and/or Code Enforcement).	
<input type="checkbox"/> Evidence of all other local approvals, including food or victualer's license.	
<input checked="" type="checkbox"/> A description and a floor plan of premises for which license is sought.	✓
<input checked="" type="checkbox"/> Copy of licenses held by any Applicant or Co-Applicant for other Marijuana Establishments in Maine.	✓
<input checked="" type="checkbox"/> Operations Plan (Adult Use Marijuana Stores and Medical Marijuana Caregiver Retail Stores only).	✓
<input checked="" type="checkbox"/> Additional Information (upon request of Municipal Officers): Background Check Release form (to be signed by each Applicant and Co-Applicant). <i>Note: The Municipal Officers may, in their discretion, check the Applicant's and Co-Applicant's local, state, and/or federal criminal record. If such a check is conducted, the Applicant must pay the cost to the Town of conducting such a check. This cost is in addition to the application fee.</i>	✓

APPLICATION FEE, BY CATEGORY OF MARIJUANA ESTABLISHMENT	
Dispensary • Medical Marijuana Registered Dispensary	\$2,000
Retail Store • Medical Marijuana Caregiver Retail Store • Adult Use Marijuana Store	\$1,500
Medical Marijuana Caregiver Facility • Medical Marijuana Large-Scale Caregiver Operation • Medical Marijuana Multiple Registered Caregiver Facility	\$1,500
Adult Use Cultivation Facility	
• Tier 1 (canopy up to 500 sf)	\$500
• Tier 2 (canopy up to 2,000 sf)	\$1,000
• Tier 3 (canopy up to 7,000 sf)	\$1,500
• Tier 4 (canopy over 7,000 sf)	\$3,500
Manufacturing Facility • Medical Marijuana Manufacturing Facility • Medical Marijuana Inherently Hazardous Substances Extraction Operation • Adult Use Marijuana Products Manufacturing Facility	\$1,000
Testing Facility • Medical Marijuana Testing Facility • Adult Use Marijuana Testing Facility	\$1,000



TOWN OF BRIDGTON
Town Clerk's Office
3 Chase Street
Bridgton, Maine 04009
(207) 647-8786

BACKGROUND CHECK AUTHORIZATION AND RELEASE
for Victualers License or Marijuana Establishment License Applicants and Co-Applicants

I/We, the undersigned, authorize the release of any and all criminal history record information to the Town of Bridgton (the "Town"). I/We waive any rights to privacy or confidentiality with respect to this Background Check Authorization and Release and any responsive criminal history record information obtained by the Town (collectively, the "Background Check"), even though some or all of the Background Check may be designated as "confidential" or "nonpublic" under state or federal law. I/We hereby indemnify and hold harmless the Town (including its officers, agents, and employees) from and against any and all claims, demands, liens, lawsuits, judgments, or actions of any nature that may be brought by me/us, my/our successors, heirs, or assigns, or any third party on account of the Town's solicitation of, use of, reliance on, dissemination of, or publication of some or all of the Background Check, whether or not the Background Check is accurate. Nothing herein shall operate in any practical effect to waive any defense, immunity, limitation of liability, or other protection available to the Town under applicable law, including the Maine Tort Claims Act.

Date: April 19th, 2024
Signature of Applicant or Co-Applicant: [Signature]
Print name: RICHARD D. RYAN III
Date of Birth: 01/06/1989

Date: April 19th, 2024
Signature of Applicant or Co-Applicant: [Signature]
Print name: Charles Ryan
Date of Birth: 05/27/1991

Date: 4/19, 2024
Signature of Applicant or Co-Applicant: [Signature]
Print name: Caleb Chaplin
Date of Birth: 05/15/1992

Date: _____, 20____
Signature of Applicant or Co-Applicant: _____
Print name: _____
Date of Birth: ____/____/____

Date: _____, 20____
Signature of Applicant or Co-Applicant: _____
Print name: _____
Date of Birth: ____/____/____

Date: _____, 20____
Signature of Applicant or Co-Applicant: _____
Print name: _____
Date of Birth: ____/____/____

Green Topper Grower Licensing Information:

Caleb Chaplin – President

PO BOX 44

Naples, Maine 04055

207-272-5766

chaplinlogging@gmail.com

over 21 years old – owner in company Not a medical caregiver

Richard Ryan III

30 Linden Street

Auburn, Maine 04210

847-530-0027

Rdryan189@gmail.com

Over 21 years old- owner in company and medical caregiver

Caregiver #: cgr31033

Charles Ryan

2 Corsettis way

Windham, Maine 04062

847-971-9344

Over 21 years of age- owner in company and medical caregiver

Caregiver #: cgr31034

cryan970@gmail.com

STATE OF MAINE MAINE REVENUE SERVICES RESALE CERTIFICATE

THIS CERTIFICATE IS VALID

FEBRUARY 12 2022 THRU DECEMBER 31 2025

Business Name and Location Address RYAN III RICHARD D Certificate Number 1225518 Business Type MED M/CARE

D/B/A RD RYAN III
27 SANDY CREEK RD
BRIDGTON ME 04009-4134

This is to certify that the above named business is authorized to purchase during the period indicated on this certificate: (1) tangible personal property to be resold in the form of tangible personal property, or (2) a taxable service to be resold as the same taxable service. This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.

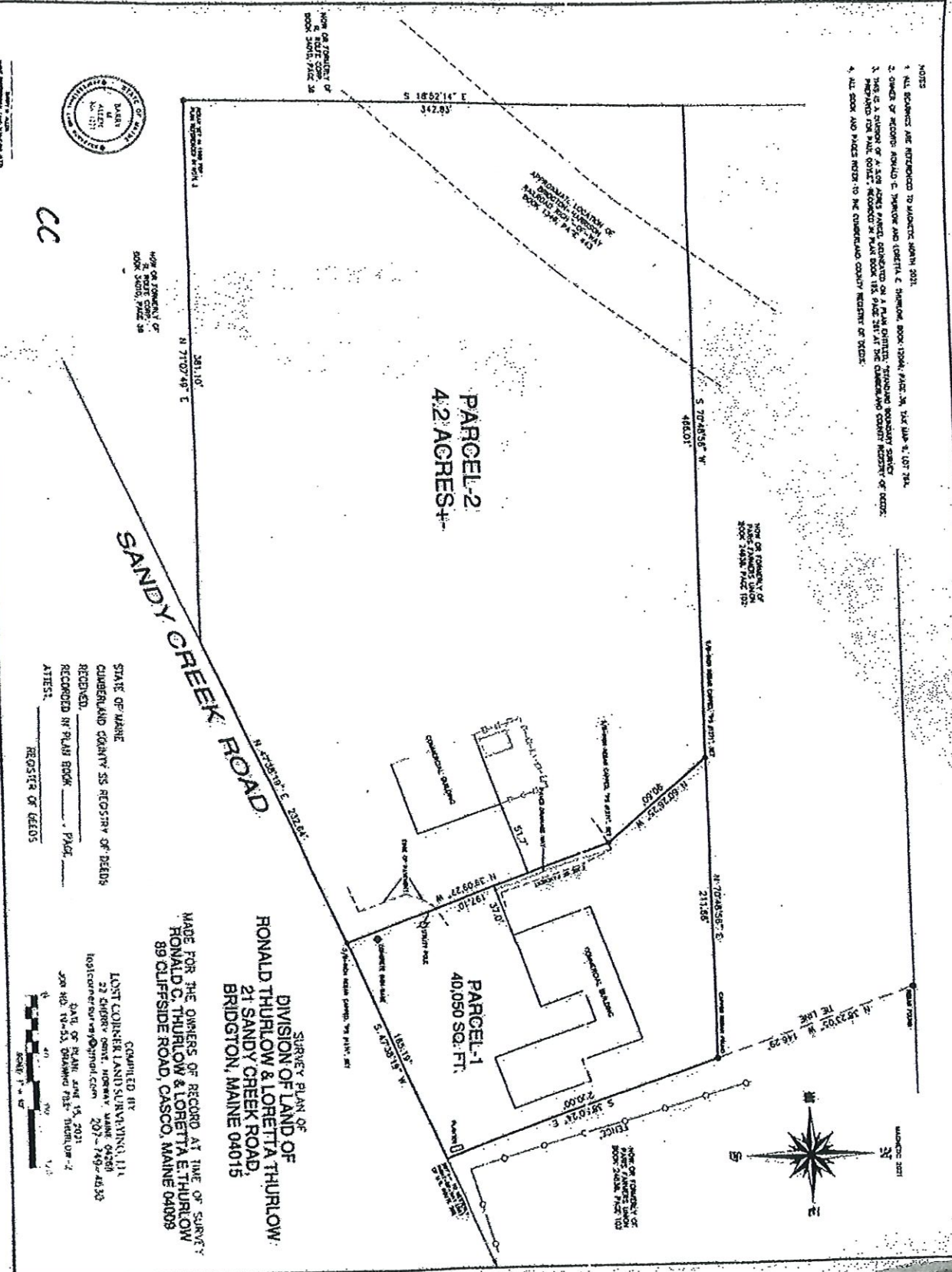
The above named business certifies that the following is being purchased in the ordinary course of business for resale as provided above.

Presented to: _____ (Insert name of seller on photocopy) _____ (date) Presented by: _____ Authorized Signature (purchaser) _____ (date)



Division Certified Survey 2021-01-04-D-02784-E1-888888811 C

- NOTES
1. ALL DISTANCES ARE REFERENCED TO MAGNETIC NORTH 2021.
 2. OWNER OF RECORD SHOULD CONSULT THE RECORD BOOK 12044, PAGE 26, 1/4 & 1/2 LOT 79A.
 3. THIS IS A DIVISION OF A LOT AND SHOULD BE RECORDED AS A PLAN DIVISION. TYPICAL BOUNDARY SURVEY PROVIDED FOR THIS CASE. RECORDS FOR THIS CASE ARE AT THE CLIFTSIDE ROAD, CASCO, MAINE REGISTER OF DEEDS.
 4. ALL BOOK AND PAGE NOTICES TO THE CLIFTSIDE ROAD REGISTER OF DEEDS.



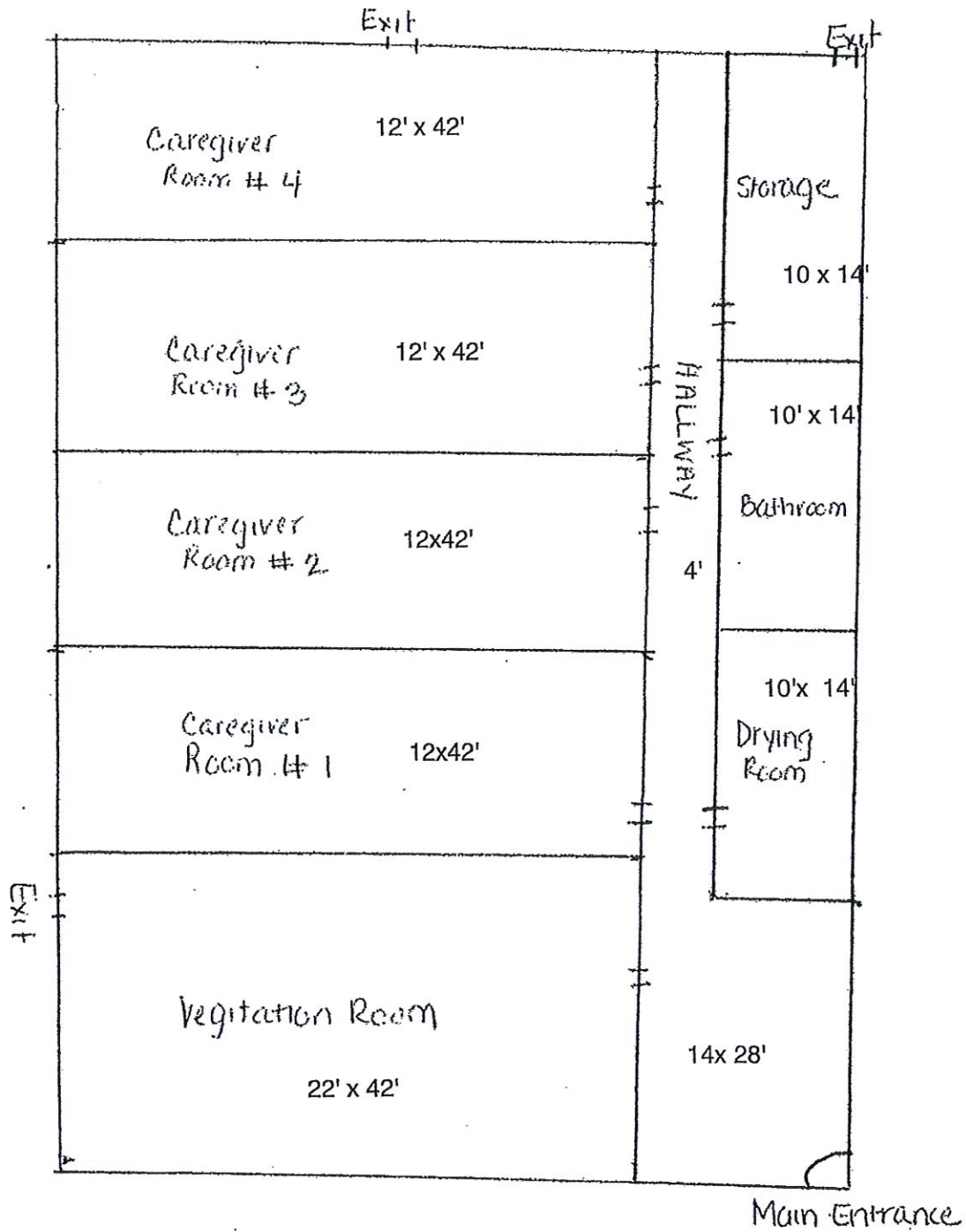
CC

STATE OF MAINE
 CLIFTSIDE ROAD REGISTER OF DEEDS
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER OF DEEDS

COMPILED BY
 LOST CORNER LAND SURVEYING, LLC
 22 CHERRY CREEK, HOBARAT, MAINE 04040
 lostcornerlandsurveying.com 207-699-4630
 DATE OF PLAN: JAN 15, 2021
 JOB NO: 19-03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

MADE FOR THE OWNERS OF RECORD AT TIME OF SURVEY
 DIVISION OF LAND OF
 RONALD THURLOW & LORETTA THURLOW
 21 SANDY CREEK ROAD,
 BRIDGTON, MAINE 04015

Inside Building



Sunay Creek Road Side

EXHIBIT B

GREEN TOPPER GROWERS

BYLAWS

ARTICLE I.

SEAL

- Sec. 1. The corporate seal of the Corporation shall have inscribed thereon, the name of the Corporation, the year of its creation, and the words "Corporate Seal, Maine," and such other words and devices, if any, as the Directors may order. Until such seal is procured, a common wafer or adhesive seal may be used, if so voted by the Directors.

ARTICLE II.

CAPITAL STOCK

- Sec. 1. The authorized capital stock of the Corporation shall consist of One Thousand (1,000) shares of common stock having no par value.
- Sec. 2. The stock of the Corporation shall be forever nonassessable, and the holders of common stock shall be entitled to one vote per share in all meetings of the Shareholders.
- Sec. 3. Stock may be issued at one time or from time to time, upon resolution passed by the Shareholders or by the Board of Directors, if the Shareholders shall not have entered upon their records a vote, resolution or order to the contrary, for such corporate purposes, and upon such terms and conditions as are set out in the resolution to authorize the same.

ARTICLE III.

MEETINGS

- Sec. 1. The annual meeting of the Shareholders shall be held at Auburn, Maine, or at such place within, or outside of, the State of Maine, as may be designated in the call therefore, during the month of October. All officers shall hold office until the adjournment of the annual meeting or until their successors are chosen and qualified in their stead.
- Sec. 2. Special meetings of the shareholders may be held at the office of the Corporation, or at such other place within or outside of the State of Maine as may be designated or in the call therefore at any time on call of the President or a majority of the Board of Directors.

GREEN TOPPER GROWERS

RECORD OF FIRST MEETING

PURSUANT to 13-C, M.R.S.A. Sections 704 and 822, notice of meeting of the initial Board of Directors named in the Articles of Incorporation being waived and by unanimous written consent without meeting, the following actions were taken:

VOTED: That the number of Directors for the ensuing year be fixed at Two (2).

VOTED: To use a common wafer or adhesive seal as the seal of the Corporation until such time as a regular seal can be obtained.

VOTED: To proceed with the election of officers for the ensuing term, to wit; until the next regular annual meeting unless their offices shall otherwise become vacant, and on written ballots the following persons were unanimously elected to the respective offices against which their names are set, and so declared to be elected, to wit:

President: Caleb J. Chaplin

Treasurer: Marion Cappuccilli

Clerk: John W. Conway, Esq.

Directors: Caleb J. Chaplin
Chris Cappuccilli

VOTED: To open subscription for the capital stock of the Corporation in the original subscription as attached hereto as Exhibit "A."

VOTED: To prepare a certificate of Articles of Incorporation, as provided by law, to be presented to the Secretary of State for filing in the records of the State and the Treasurer be and hereby is authorized on behalf of the Corporation to advance such fees and do such other things as he may be advised by counsel to be necessary or expedient in the premises.

VOTED: To accept the Bylaws in the form attached hereto as Exhibit "B."

ARTICLE V.

DUTIES OF OFFICERS

Sec. 1. PRESIDENT

The President shall be the general executive officer of the Corporation, and shall be the general manager of the Corporation. He or she shall preside at all meetings of the Shareholders; the President shall perform all of the duties specifically imposed upon him or her by any of the provisions of these bylaws, or required of him or her by vote of the Shareholders or Directors.

Sec. 2. VICE-PRESIDENT

The Vice-President shall perform the duties of the President in his or her absence or in the event of his or her inability to act.

Sec. 3. SECRETARY

The Secretary shall perform the duties of the Clerk in his or her absence or in the event of his or her inability to act.

Sec. 4. TREASURER

The Treasurer shall have custody of the funds and valuable papers of the Corporation, and hold, manage and disburse the same as the Directors may order. He or she shall give bond with such surety or sureties and in such amount as they may require, if so ordered. He or she shall sign notes and checks for the Corporation and may delegate authority to sign checks, if so authorized by the Directors.

Sec. 5. ASSISTANT-TREASURER

The Assistant-Treasurer shall perform the duties of the Treasurer in his or her absence or in the event of his or her inability to act.

Sec. 6. CLERK

The Clerk shall keep an accurate record of the doings of the Shareholders' and Directors' meetings and perform such other duties as may be required by these bylaws, or as usually appertain to that office. The Clerk need not be a Shareholder.

the Shareholders.

ARTICLE VII

QUORUM

A quorum of any meeting of the Shareholders or Directors shall consist of a majority of the outstanding capital stock represented in person or by proxy, and a majority of the number fixed to determine the membership of the Board of Directors for the existing term, as the case may be, but a less number may adjourn from time to time to a fixed date.

ARTICLE IX

MISCELLANEOUS PROVISIONS

Sec. 1. CHECKS AND NOTES

All checks or demands for money and notes of the Corporation shall be signed by such officer, or officers, as the Board of Directors may from time to time designate.

Sec. 2. FISCAL YEAR

The fiscal year shall end on December 31.

Sec. 3. SALARIES AND BONUSES

The salaries of the officers of the Corporation shall be fixed by the Board of Directors. Bonuses may be paid to any officer, employee, or the Corporation, in such amounts and at such times as the Board of Directors may deem proper and expedient. No bonus shall be paid out of the surplus, but shall be paid out of the profits of the Corporation.

Sec. 4. ANNUAL STATEMENT

The Board of Directors shall present at each annual meeting and when called for by vote of the Shareholders, a full and clear statement of the business and conditions of the Corporation.

Shareholder wishing to transfer stock of its intention to redeem said shares. Said shares shall be redeemed based on the same formula as set out in regards to the Shareholders above.

All shares of stock shall bear a legend notifying any holder of the stock restrictions applicable in these bylaws.

ARTICLE X

REMOVALS

The Shareholders may at any meeting called for the purpose by vote of a majority of the capital stock having voting power issued and outstanding, remove from office any Director or other officer elected by the Shareholders and elect his or her successor. The Directors may by vote of not less than a majority of the entire board, remove from office any officer or agent elected or appointed by them.

ARTICLE XI

AMENDMENTS

These bylaws may be altered, or amended only by unanimous vote of the stock represented at any meeting of the Shareholders, provided that if such amendment is made it is made at a special meeting, notice of proposal to alter or amend shall be contained in the notice and call for the meeting.

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 29th day of November, 2021

BETWEEN:

CMC Development of 1159 ponte vedra blvd, Ponte Vedra Beach Florida. 32082

Telephone: (847) 373-0900

(the "Landlord")

OF THE FIRST PART

- AND -

Green Topper Growers of 27 Sandy Creek Rd, Bridgton, Maine 04009

Telephone: (207) 272-5766

(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
 - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 27 Sandy Creek Rd, Bridgton, ME 04009, USA, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - c. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are

4. While the Tenant, or an assignee or subtenant approved by the Landlord, is using and occupying the Premises for the Permitted Use and is not in default under the Lease, the Landlord agrees not to Lease space in the Building to any tenant who will be conducting in such premises as its principal business, the services of: Medical Marijuana cultivation.
5. No pets or animals are allowed to be kept in or about the Premises or in any common areas in the Building containing the Premises without the prior written permission of the Landlord. Upon thirty (30) days' notice, the Landlord may revoke any consent previously given under this clause.
6. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the following parking on or about the Premises: 30 parking spots (the "Parking"). Only properly insured motor vehicles may be parked in the Tenant's Parking.

Term

7. The term of the Lease commences at 12:00 noon on December 1, 2021 and ends at 12:00 noon on November 30, 2026 (the "Term").
8. Notwithstanding that the Term commences on December 1, 2021, the Tenant is entitled to possession of the Premises at 12:00 noon on November 1, 2021.
9. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.

Rent

10. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$2,000.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
11. The Tenant will pay the Base Rent on or before the first of each and every month of the Term to the Landlord.
12. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

expiration or other termination of the Term, then, without any further written agreement, the Tenant will be a month-to-month tenant at a minimum monthly rental equal to twice the Base Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

Additional Rights on Reentry

19. If the Landlord reenters the Premises or terminates this Lease, then:
- a. notwithstanding any such termination or the Term thereby becoming forfeited and void, the provisions of this Lease relating to the consequences of termination will survive;
 - b. the Landlord may use such reasonable force as it may deem necessary for the purpose of gaining admittance to and retaking possession of the Premises and the Tenant hereby releases the Landlord from all actions, proceedings, claims and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith or consequential thereupon;
 - c. the Landlord may expel and remove, forcibly, if necessary, the Tenant, those claiming under the Tenant, and their effects, as allowed by law, without being taken or deemed to be guilty of any manner of trespass;
 - d. in the event that the Landlord has removed the property of the Tenant, the Landlord may store such property in a public warehouse or at a place selected by the Landlord, at the expense of the Tenant. If the Landlord feels that it is not worth storing such property given its value and the cost to store it, then the Landlord may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the Tenant to the Landlord. The Landlord will not be responsible to the Tenant for the disposal of such property other than to provide any balance of the proceeds to the Tenant after paying any storage costs and any amounts owed by the Tenant to the Landlord;
 - e. the Landlord may relet the Premises or any part of the Premises for a term or terms which may be less or greater than the balance of the Term remaining and may grant reasonable concessions in connection with such reletting including any alterations and improvements to the Premises;
 - f. after reentry, the Landlord may procure the appointment of a receiver to take possession and collect rents and profits of the business of the Tenant, and, if necessary to collect the rents and profits the receiver may carry on the business of the Tenant and take possession of the personal property used in the business of the Tenant, including inventory, trade fixtures, and furnishings, and use them in the business without compensating the Tenant;

Renewal of Lease

22. Upon giving written notice no later than 60 days before the expiration of the Term, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for any signing incentives/inducements and this renewal clause.

Tenant Improvements

23. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
 - b. removing or adding walls, or performing any structural alterations;
 - c. changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;
 - d. subject to this Lease, placing or exposing or allowing to be placed or exposed anywhere inside or outside the Premises any placard, notice or sign for advertising or any other purpose;
 - e. affixing to or erecting upon or near the Premises any radio or TV antenna or tower, or satellite dish; or
 - f. installing or affixing upon or near the Premises any plant, equipment, machinery or apparatus without the Landlord's prior consent.

Utilities and Other Costs

24. The Tenant is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, internet and cable.
25. The Tenant will also directly pay for the following utilities and other charges in relation to the Premises:

Severability

30. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Maine (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Assignment and Subletting

31. The Tenant will not assign this Lease in whole or in part, nor sublet all or any part of the Premises, nor grant any license or part with possession of the Premises or transfer to any other person in whole or in part or any other right or interest under this Lease (except to a parent, subsidiary or affiliate of the Tenant), without the prior written consent of the Landlord in each instance, which consent will not be unreasonably withheld so long as the proposed assignment or sublease complies with the provisions of this Lease.
32. Notwithstanding any assignment or sublease, the Tenant will remain fully liable on this Lease and will not be released from performing any of the terms, covenants and conditions of this Lease.
33. If the Lease is assigned or if the Premises or any part of the Premises are sublet or occupied by anyone other than the Tenant, the Landlord may collect rent directly from the assignee, subtenant or occupant, and apply the net amount collected, or the necessary portion of that amount, to the rent owing under this Lease.
34. The prohibition against assigning or subletting without the consent required by this Lease will be constructed to include a prohibition against any assignment or sublease by operation of law.
35. The consent by the Landlord to any assignment or sublease will not constitute a waiver of the necessity of such consent to any subsequent assignment or sublease.

Bulk Sale

36. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

Surrender of Premises

47. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

48. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Rules and Regulations

49. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

General Provisions

50. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
51. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
52. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
53. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
54. Time is of the essence in this Lease.
55. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.



OFFICE OF CANNABIS POLICY
Maine Medical Use Of Cannabis Program

Individual Caregiver Registration

ID #: CGR31014

CHARLES WARNER RYAN

DBA: GREEN TOPPER GROWERS

DOB: 05/27/1991

Date Issued: 03/21/2024

Expiration Date: 03/06/2025





OFFICE OF CANNABIS POLICY
Maine Medical Use Of Cannabis Program

Individual Caregiver Registration

ID #: CGR31033

RICHARD DAVIES RYAN III

DBA: GREEN TOPPER GROWERS

DOB: 01/06/1989

Date Issued: 03/21/2024

Expiration Date: 03/06/2025



COMPLIANCE CERTIFICATION

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.

COMPLIANCE CERTIFICATION

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- expires 12/31/2025
Date New Application for "State License" was Submitted 1 / 20 and is pending

Ashley S. Albrecht
Town Clerk or Authorized Representative

Please return to the Town Clerk.

COMPLIANCE CERTIFICATION

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

John Gabriel, Fire Chief

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 CERTIFICATION

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.



TOWN OF BRIDGTON
 Town Clerk's Office
 3 Chase Street
 Bridgton, Maine 04009
 (207) 647-8786

FOR OFFICE USE	
Date Received	<u>5-2-24</u>
Amount Received	<u>\$ 50.00</u>
Clerk's Initials	<u>JCF</u>

Victualer's License Application

Town of Bridgton Victualers Licensing Ordinance

TYPE OF LICENSE SOUGHT

- New License
- Renewal License

TYPE OF ESTABLISHMENT

- Victualer – Mobile
- Victualer – Fast Food
- Victualer – Restaurant, under 50 seating capacity
- Victualer – Restaurant, 50 or over seating capacity

Application Fees	
Victualer's License	
· Fast Food	\$35.00
· Restaurant, under 50 seating	\$35.00
· Restaurant, 50 and over seating	\$50.00
Total: \$ 50.00	

ESTABLISHMENT INFORMATION:

Name of Establishment: Tarry A While Resort, Inc.

Physical Address of Establishment (must be in Bridgton): 17 Tarry A While Rd, Bridgton, ME 04009

Proposed Days & Hours of Operation: Seasonal from May 23, 2024 through October 13, 2024. Sunday through Saturday 7 am - 11pm

APPLICANT AND CO-APPLICANT INFORMATION: Provide the following information for each Applicant and Co-Applicant. Note: The Applicant is the owner of the Establishment. If the owner is a business or nonprofit, the Applicant is every officer, director, member, manager, and general partner (collectively, "Members"). If there are more than 3 Members, the Applicant is the Member duly authorized to file this application. A Co-Applicant is any person (other than the Applicant) who is primarily responsible for the actual operation of the Establishment.

Name	<i>Roseana Richards</i>	<i>Daniel Richards</i>	
Mailing Address	<i>17 Tarry A While Rd Bridgton, ME 04009</i>	<i>17 Tarry A While Rd Bridgton, ME 04009</i>	
Phone Number(s)	<i>(678) 361-5303</i>	<i>(404) 386-2166</i>	
Email Address	<i>info@tarryawhileresort.com</i>	<i>Dan@FlagshipGIS.com</i>	
If requesting liquor license, over age 21?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Applicant's ownership interest in Establishment	<i>Co-owner</i>	<i>Co-owner</i>	

- Provide copies of any articles of incorporation/association, bylaws, operating agreement, or partnership agreement that govern the entity that will own and/or operate the Establishment.

REVIEW CRITERIA: If you answer yes to any question, provide an explanation on a separate sheet of paper.

Has any Applicant or Co-Applicant ever failed any part of a state inspection or local health inspection relating to the Establishment? Yes No (If yes, explain.)

Has any Applicant or Co-Applicant ever failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton? Yes No (If yes, explain.)

Has any Applicant or Co-Applicant ever been issued a notice of violation related to the Establishment by the Town of Bridgton or by the State of Maine? Yes No (If yes, explain and attach the notice of violation and proof that the violation has been resolved.)

RIGHT, TITLE, OR INTEREST: What right, title, or interest does the Applicant have in the premises for which licensure is sought (e.g., a deed, lease, purchase and sale agreement)? Owners (deed) (Attach a copy.)

AFFIDAVIT OF APPLICANTS AND CO-APPLICANTS: Each Applicant and Co-Applicant must certify to the statements below. Provide additional copies of this page as needed.

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for the Establishment suspended or revoked by the Town of Bridgton or the State of Maine;
4. I have never been issued a notice of violation related to the Establishment by the Town of Bridgton or the State of Maine; or, if I have been issued such a notice of violation, the violation has been fully resolved; and
5. All taxes, fines, and penalties assessed by the Town of Bridgton on the Establishment, including equipment and fixtures, are fully paid as of the date of this certification.

If you cannot certify to all of above statements, check this box:

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

I do swear or affirm under penalty of perjury* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.

Date: May 2, 2024

Roseana D. Richards
Signature of Applicant or Co-Applicant

Print name: Roseana D. Richards

* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.

APPLICATION SUBMISSIONS REQUIREMENTS CHECKLIST	FOR OFFICE USE
<input checked="" type="checkbox"/> Complete license application form, including affidavits for each Applicant and Co-Applicant	JCF
<input checked="" type="checkbox"/> The application fee (nonrefundable). See table on page 1.	JCF
<input checked="" type="checkbox"/> Copy of all State of Maine DHHS Health Inspection Program licenses, including eating and liquor licenses. If an application for any state license is pending as of the filing of this application, submit a copy of the application submitted to the DHHS.	JCF
<input checked="" type="checkbox"/> Applicant and Co-Applicant Information (see page 1).	JCF
<input checked="" type="checkbox"/> Evidence of all local land use approvals (Planning and/or Code Enforcement). <i>on file</i>	JCF
<input checked="" type="checkbox"/> A description and a floor plan of premises for which license is sought.	JCF
<input checked="" type="checkbox"/> Additional Information (upon request of Municipal Officers): Background Check Release form (to be signed by each Applicant and Co-Applicant). <i>Note: The Municipal Officers may, in their discretion, check the Applicant's and Co-Applicant's local, state, and/or federal criminal record. If such a check is conducted, the Applicant must pay the cost to the Town of conducting such a check. This cost is in addition to the application fee.</i>	JCF

AFFIDAVIT OF APPLICANTS AND CO-APPLICANTS: Each Applicant and Co-Applicant must certify to the statements below. Provide additional copies of this page as needed.

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for the Establishment suspended or revoked by the Town of Bridgton or the State of Maine;
4. I have never been issued a notice of violation related to the Establishment by the Town of Bridgton or the State of Maine; or, if I have been issued such a notice of violation, the violation has been fully resolved; and
5. All taxes, fines, and penalties assessed by the Town of Bridgton on the Establishment, including equipment and fixtures, are fully paid as of the date of this certification.

If you cannot certify to all of above statements, check this box:

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

I do swear or affirm under penalty of perjury* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.

Date: May 2, 2024



 Signature of Applicant or Co-Applicant

Print name: Daniel D. Richards

** Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.*

APPLICATION SUBMISSIONS REQUIREMENTS CHECKLIST	FOR OFFICE USE
<input type="checkbox"/> Complete license application form, including affidavits for each Applicant and Co-Applicant	
<input type="checkbox"/> The application fee (nonrefundable). See table on page 1.	
<input type="checkbox"/> Copy of all State of Maine DHHS Health Inspection Program licenses, including eating and liquor licenses. If an application for any state license is pending as of the filing of this application, submit a copy of the application submitted to the DHHS.	
<input type="checkbox"/> Applicant and Co-Applicant Information (see page 1).	
<input type="checkbox"/> Evidence of all local land use approvals (Planning and/or Code Enforcement).	
<input type="checkbox"/> A description and a floor plan of premises for which license is sought.	
<input type="checkbox"/> Additional Information (upon request of Municipal Officers): Background Check Release form (to be signed by each Applicant and Co-Applicant). <i>Note: The Municipal Officers may, in their discretion, check the Applicant's and Co-Applicant's local, state, and/or federal criminal record. If such a check is conducted, the Applicant must pay the cost to the Town of conducting such a check. This cost is in addition to the application fee.</i>	



STATE OF MAINE
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION
 AUGUSTA, MAINE 04333-0008



License for the Sale of Liquor

License Number	Issue Date	Expiration Date
HOF-2015-4324	10/14/2023	10/13/2024

This License is valid only between the Issue Date and the Expiration Date appearing on this document. This License may be used only for the Named Holder at the Location for which the License was issued. The person or business named in this License is authorized to sell or serve liquor with liquor content as permitted by Maine law for the license type designated in this License.

All licensees shall make available for inspection their licenses at the premises to which those licenses apply. This License or each type of License issued as part of this License is subject to fine, suspension or revocation pursuant to Title 28-A of Maine law. License fee is non-refundable and the License is non-transferable unless approved by the Bureau.

Legal Name of Licensee: TARRY A WHILE RESORT INC
 Business Name of Licensee: TARRY A WHILE RESORT
 Address of Licensee: 17 TARRY A WHILE ROAD
 BRIDGTON, ME, 04009

CODE	License Type and Description	FEE
HOF	CLASS I-A - HOTEL - FOOD REQUIREMENT OPTIONAL - MALT LIQUOR, WINE AND SPIRIT	1,100.00
FF	FILING FEE	10.00

Total Fees:

\$ 1,110.00

Tracy A. Willett

TARRY A WHILE RESORT
 17 TARRY A WHILE ROAD
 BRIDGTON, ME 04009

Tracy A. Willett, Acting Deputy Director
 Bureau of Alcoholic Beverages and Lottery Operations

State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

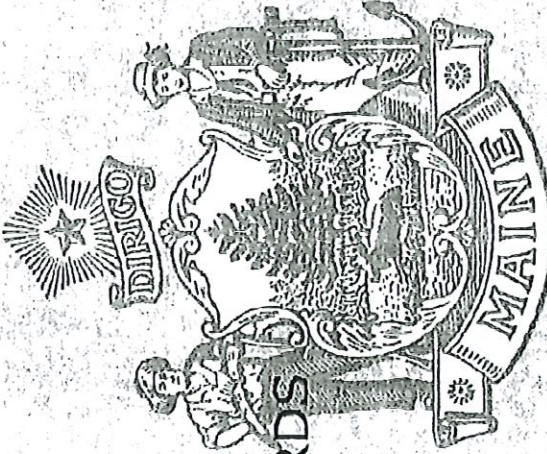
EST ID: 533

EATING AND LODGING 80 Seats (in) 28 Rooms

EXPIRES: 01/29/2025

TARRY-A-WHILE RESORT
17 TARRY A WHILE RD
BRIDGTON ME 04009-4329

ATTN DAN & ROSEANA RICHARDS
TARRY-A-WHILE INC
TARRY-A-WHILE RESORT
17 TARRY A WHILE RD
BRIDGTON ME 04009-4329



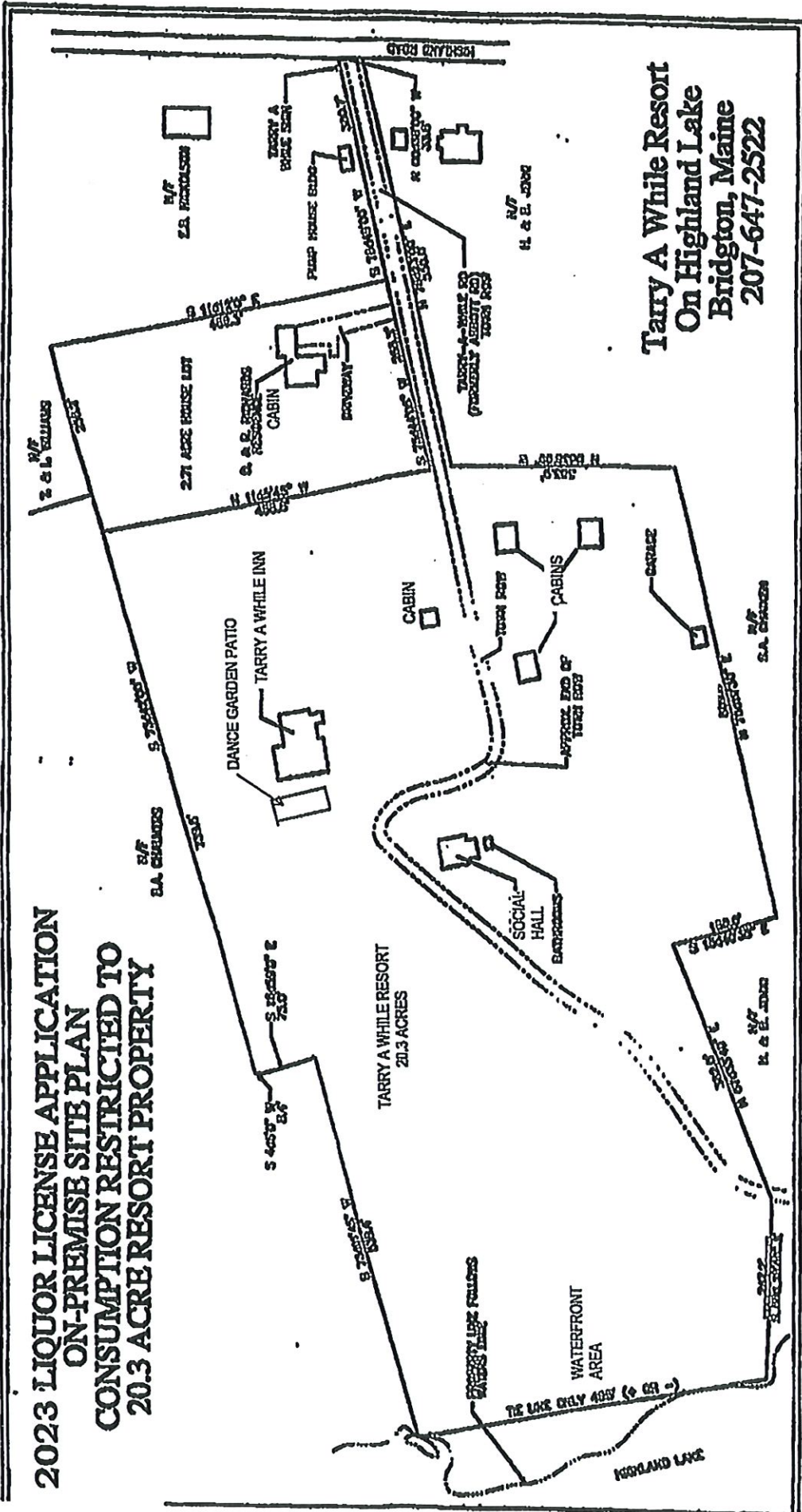
FEE: \$300.00

Jeanne M. Lombard

Commissioner

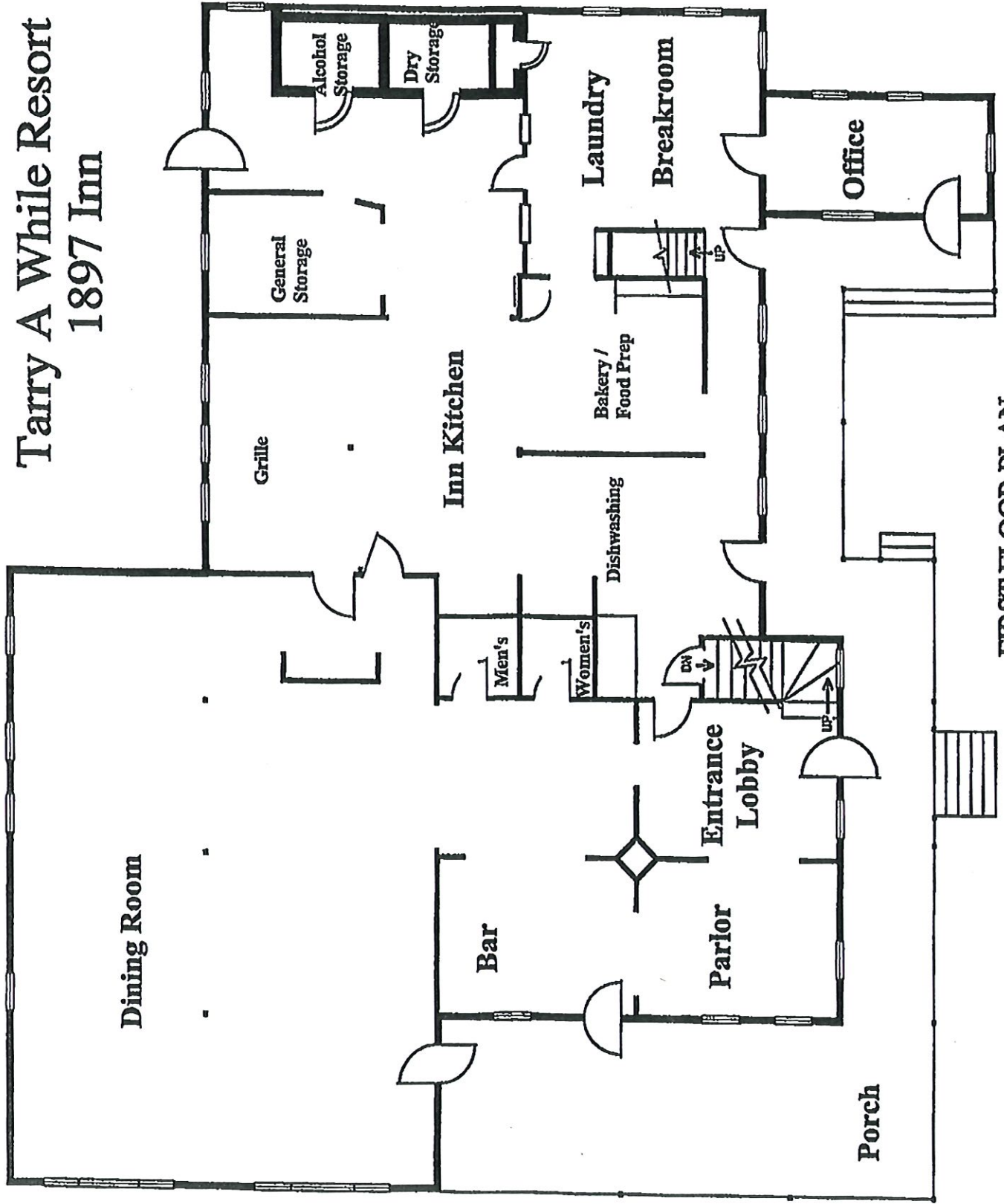
NON-TRANSFERABLE

**2023 LIQUOR LICENSE APPLICATION
ON-PREMISE SITE PLAN
CONSUMPTION RESTRICTED TO
20.3 ACRE RESORT PROPERTY**



**Tarry A While Resort
On Highland Lake
Bridgton, Maine
207-647-2522**

Tarry A While Resort 1897 Inn



FIRST FLOOR PLAN
(NTS)



TOWN OF BRIDGTON
 Town Clerk's Office
 3 Chase Street
 Bridgton, Maine 04009
 (207) 647-8786

BACKGROUND CHECK AUTHORIZATION AND RELEASE
 for Victualers License or Marijuana Establishment License Applicants and Co-Applicants

I/We, the undersigned, authorize the release of any and all criminal history record information to the Town of Bridgton (the "Town"). I/We waive any rights to privacy or confidentiality with respect to this Background Check Authorization and Release and any responsive criminal history record information obtained by the Town (collectively, the "Background Check"), even though some or all of the Background Check may be designated as "confidential" or "nonpublic" under state or federal law. I/We hereby indemnify and hold harmless the Town (including its officers, agents, and employees) from and against any and all claims, demands, liens, lawsuits, judgments, or actions of any nature that may be brought by me/us, my/our successors, heirs, or assigns, or any third party on account of the Town's solicitation of, use of, reliance on, dissemination of, or publication of some or all of the Background Check, whether or not the Background Check is accurate. Nothing herein shall operate in any practical effect to waive any defense, immunity, limitation of liability, or other protection available to the Town under applicable law, including the Maine Tort Claims Act.

Date: 5/2, 2024 Roseana D. Richards
 Signature of Applicant or Co-Applicant
 Print name: Roseana D. Richards
 Date of Birth: 07 / 27 / 1963

Date: 5/2, 2024 D. Richards
 Signature of Applicant or Co-Applicant
 Print name: Daniel D. Richards
 Date of Birth: 11 / 10 / 1961

Date: _____, 20____
 Signature of Applicant or Co-Applicant
 Print name: _____
 Date of Birth: ____/____/____

Date: _____, 20____
 Signature of Applicant or Co-Applicant
 Print name: _____
 Date of Birth: ____/____/____

Date: _____, 20____
 Signature of Applicant or Co-Applicant
 Print name: _____
 Date of Birth: ____/____/____

Date: _____, 20____
 Signature of Applicant or Co-Applicant
 Print name: _____
 Date of Birth: ____/____/____

All Applicants and Co-Applicants must sign this Background Check Authorization and Release.
 Use additional sheets as needed.

COMPLIANCE CERTIFICATION

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- expires 4/29/25
Date New Application for "State License" was Submitted ___/___/20___ and is pending

Ashley S. Albrecht

Town Clerk or Authorized Representative

Please return to the Town Clerk.

Code Enforcement Department

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

Brunce 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.

COMPLIANCE CERTIFICATION

Renewal -
Tarry A White

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 CERTIFICATION

Renewal - Tarry A White

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 05/07/2024 or Not Required
- Compliance with Ordinance and Approval to Issue License

Ed Gohard
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.

Salmon Point Rev/Exp Summary
2024-2025

Projected Rev

Site Rental	191,365
Other	<u>14,559</u>
	205,924

Projected Exp

Operations	<u>306,041</u>
	306,041

	Profit/Loss (100,117)
Off-set	<u>130,000</u>
Adj Profit/Loss	29,883

Site Lease Fees 2025

Location	# Sites	FY 2019	% Inc	FY 2020	% Inc	FY 2021	% Inc	FY 2022	% Inc	FY 2023	% Inc	FY 2024	% Inc	FY 2025	Revenues
Backsites	25	2,190	3%	2,280	4%	2,350	3%	2,420	3%	2,540	5%	2,670	5%	2,800	70,000.00
Lagoon	20	2,574	3%	2,680	4%	2,810	5%	2,890	3%	3,030	5%	3,180	5%	3,340	66,800.00
Water	14	3,130	3%	3,260	4%	3,360	3%	3,490	4%	3,660	5%	3,840	5%	4,030	56,420.00
Special	1	1,604	3%	1,670	4%	1,720	3%	1,770	3%	1,860	5%	1,950	5%	2,050	2,050.00
TOTALS	60													TOTALS	195,270
														Vacancy 2%	3,905
														NET	191,365

Revenue Budget Worksheet July 1, 2024 - June 30, 2025

DEPT: 860 - Salmon Point Campground	2022 Actual	2023 Actual	2024 Budget	2024 YTD as of 3/31/2024	Town Manager Request	BOS Approval
8600 - Salmon Point Seasonal Rental	169,082	176,880	183,985	29,690	191,365	0
8601 - Salmon Point Waiting List <i>Non-refundable</i>	700	1,050	500	900	500	0
8602 - Salmon Point Visitor Fee	3,135	3,245	3,000	275	3,245	0
8603 - Salmon Point Boat Fee	8,550	8,050	8,500	2,200	7,750	0
8604 - Jet Ski Fee	250	250	0	125	250	0
8605 - Salmon Point Electrical Surcharge	2,100	3,710	0	1,550	0	0
8606 - Salmon Point Accessory Structure	1,135	1,124	1,100	30	1,200	0
8607 - Salmon Point Water Bill	160	160	200	120	200	0
8608 - Salmon Point Laundry	515	760	700	754	700	0
8609 - Miscellaneous Revenue	0	50	0	0	0	0
8610 - Internet Revenue	0	500	654	500	714	0
TOTAL REVENUES:	185,627	195,779	198,639	36,144	205,924	0
				Non-Lease	14,559	

BUDGET WORKSHEET
JULY 1, 2024 - JUNE 30, 2025

DEPT: 860 - Salmon Point Campground	2022 Actual	2023 Actual	2024 Budget	2024 YTD as of 03/31/2024	Town Manager Request	BOS Approval
1 - Payroll Expense						
1010 - Salary <i>07/01-10/16 (16 weeks), 05/01-06/30 (9 weeks) @ \$788.92/week; last 2 weeks in April (4% increase)</i>	18,765	22,548	20,483	12,896	21,301	
1030 - Part Time <i>20 hrs/wk @ \$17.20/hr x 23 wks = \$7,912; 40 hrs/wk @ \$17.20/hr x 2 wks = \$1,376 (4% increase)</i>	6,150	5,907	8,933	2,861	9,288	
Total Payroll Expenses:	24,915	28,455	29,416	15,757	30,589	0
2 - Employee Benefits						
2010 - FICA <i>FICA Rate is 7.65%</i>	1,933	2,196	2,250	1,233	2,340	
Total Employee Benefits:	1,933	2,196	2,250	1,233	2,340	0
3 - Supplies						
3010 - Office Supplies	0	0	0	0	0	
3050 - Small Equipment <\$5k <i>AED, Miscellaneous Equipment</i>	0	5,232	500	241	2,000	
3080 - Postage	2	5	50	0	0	
3280 - Unleaded Gas	406	786	500	323	500	
3310 - Heating Fuel & Propane <i>Showers and washer/dryer</i>	1,418	1,045	1,500	341	1,500	
3999 - Other Supplies <i>Cleaning supplies, bathroom supplies, paint, protective gear, employee shirts</i>	1,080	692	800	306	800	
Total Supplies:	2,906	7,760	3,350	1,211	4,800	0
4 - Professional & Technical Services						
4020 - Software Maint. & Subscription <i>SmartRec Software Subscription \$99 per Month plus 1% anticipated revenue.</i>	0	0	0	198	3,100	

**BUDGET WORKSHEET
JULY 1, 2024 - JUNE 30, 2025**

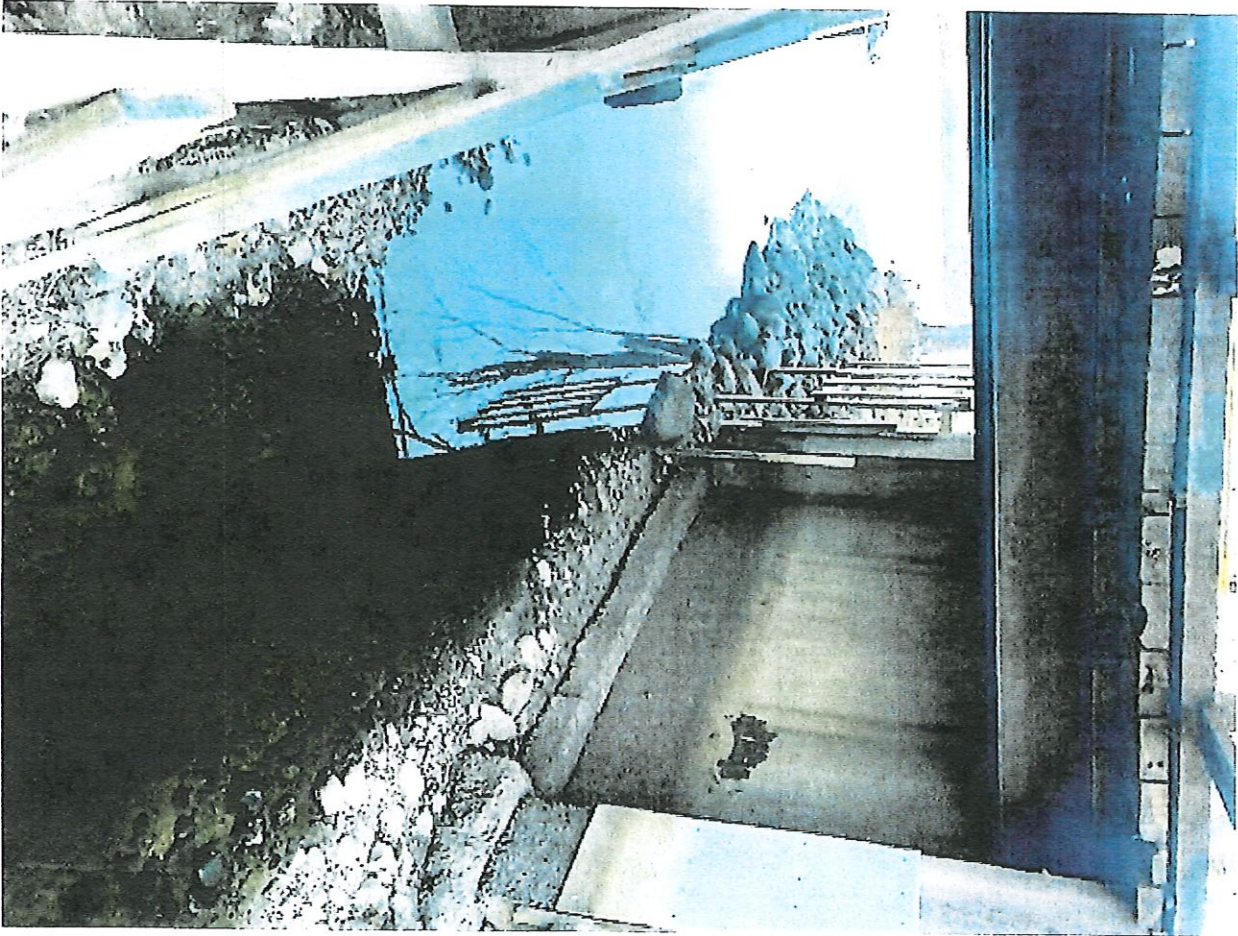
DEPT: 860 - Salmon Point Campground	2022 Actual	2023 Actual	2024 Budget	2024 YTD as of 03/31/2024	Town Manager Request	BOS Approval
4090 - Legal Services	0	0	1,000	0	500	
<i>Legal counsel</i>						
4210 - Medical Testing & Physical	0	0	0	0	200	
<i>Physical for onboarding laborer</i>						
4240 - Lab Testing	970	257	500	480	650	
<i>State testing required for public water system. Minimum of three tests per season.</i>						
4260 - License & Permit Filings	294	334	250	92	250	
<i>State Drinking Water license</i>						
4280 - Contracted Services	14,596	23,065	10,000	13,796	12,000	
<i>Tree removal \$6,500, septic pumping x2 \$750, Electrical upgrades \$4,750</i>						
Total Professional & Tech:	15,860	23,656	11,750	14,566	16,700	0
5 - Property Services						
5010 - Equipment Repair	5,248	2,621	2,000	0	1,000	
5050 - Building Repairs & Maintenance	204	4,038	1,000	825	3,200	
<i>Paint and repairs to shed \$2,000, furnishings manager's unit \$1,200</i>						
5060 - Grounds Maintenance	5,447	5,214	7,000	2,728	5,500	
5110 - Electricity	14,276	17,481	14,300	14,382	16,000	
<i>Included in rental fee</i>						
5140 - Internet	619	520	774	480	714	
<i>(6) months of Spectrum at \$119.00 per month Offset by Revenue</i>						
5150 - Telephone	1,049	945	960	708	960	
<i>Landline and internet @ \$80/mo.</i>						
5160 - Cell Phone	209	240	240	150	240	
<i>Cell phone stipend 8 months at \$30/month SP Manager.</i>						
5200 - Contracted Trash	2,582	3,268	3,000	1,259	3,000	
<i>Casella Waste 3 year contract 4/21/2023-4/21/2026</i>						
Total Property Services:	29,634	34,327	29,274	20,532	30,614	0

**BUDGET WORKSHEET
JULY 1, 2024 - JUNE 30, 2025**

DEPT: 860 - Salmon Point Campground	2022 Actual	2023 Actual	2024 Budget	2024 YTD as of 03/31/2024	Town Manager Request	BOS Approval
6 - Other Purchased Services						
6160 - Advertising	117	0	0	0	0	0
6190 - Mileage						
	4	0	0	0	0	0
Total Other Purchased Services:	121	0	0	0	0	0
7 - Property & Capital Outlay >\$5k						
7200 - Equipment	0	0	0	0	6,000	0
<i>Purchase new Golf Cart.</i>						
7513 - SPT Bridge Rebuild	0	0	0	0	130,000	0
<i>Rebuild Salmon Point Bridge use of Salmon Point unassigned fund balance (Balance UFB \$377,414 6/30/2023).</i>						
7998 - Depreciation	5,376	5,376	0	0	0	0
Total Property & Capital >\$5k:	5,376	5,376	0	0	136,000	0
9 - Other Items						
9800 - Deposit To Reserve Funds	0	0	0	0	0	0
9900 - Transfers Out	75,589	80,120	82,334	0	84,998	0
<i>All transfers out and Recreation Department funding are approved at Annual Town Meeting under incoming revenue.</i>						
Total Other Items:	75,589	80,120	82,334	0	84,998	0

**BUDGET WORKSHEET
JULY 1, 2024 - JUNE 30, 2025**

DEPT: 860 - Salmon Point Campground	2022 Actual	2023 Actual	2024 Budget	2024 YTD as of 03/31/2024	Town Manager Request	BOS Approval
DEPT #860 TOTAL:	156,334	181,890	158,374	53,299	306,041	0



Rolfe Corporation
 91 Home Run Rd
 Bridgton, ME 04009 US
 office@rolfecorp.com



ADDRESS
 Scott Cushing
 Salmon Point Campground
 Bridgton, Me.

SHIP TO
 Scott Cushing
 Salmon Point Campground

Estimate 1095
 DATE 10/10/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/10/2023	Excavation	All Excavation, Demo, Tree Removal of existing Bridge and concrete abutments. Includes all Sitework, Concrete prep work, Replace steel and wood structures to match existing Bridge. Replace existing pavement with crushed gravel. *New Bridge to be the same dimension as existing bridge. Elevation will change. *Site to be stabilized and proper Erosion Control practices to be used during entire project.	1	93,000.00	93,000.00
Bridge replacement at Salmon Point Campground					
SUBTOTAL					93,000.00
TAX					0.00
TOTAL					\$93,000.00

Accepted By

Accepted Date

NEW ENGLAND FORMS, LLC

DBA Kevin Ruane
18 Raspberry Lane
Bridgton, ME 04009
508-509-7120

PROPOSAL

0004

Page No. _____ of _____ Pages

PROPOSAL SUBMITTED TO <i>Town of Bridgton</i>		PHONE	DATE <i>11-1-23</i>
STREET		JOB NAME <i>Bridge - Salmon Pt. Camp</i>	
CITY, STATE AND ZIP CODE		JOB LOCATION <i>Lagoon bridge</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

<i>- 2 - 10' x 12' high Walls with 2-8' Wing walls @ 45° Angles with 12' x 10' footing to support Walls</i>	<i>\$ 6500.00</i>
<i>- 3,007 lbs of #5 Rebar @ \$200 per/lb</i>	<i>\$ 6014.00</i>
<i>- 38 Yards of Concrete (4,000 psi) @ \$180 per/yd</i>	<i>\$ 6840.00</i>
<i>- Tax</i>	<i>\$ 427.50</i>
<i>Total</i>	<i>\$ 19,781.50</i>

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

T. Buck Construction, Inc.

302B Auburn Rd., Turner, ME 04282
207-783-6223 * FAX 207-783-3970

PROPOSAL

Proposal to: David Madsen		Phone: Cell:	Date: 10/13/2023
Street:		Job Name Campground Bridge	
City,State,Zip:		Job Location: Bridgton, Maine	
Date of Plans:	Job Phone:		

We hereby submit specifications and estimate for:

This proposal is to rehabilitate the existing bridge at Salmon Point Campground in Bridgton. And Optional price is included to place concrete in stream channel to prevent future scour.

LUMP SUM = \$87,110.00

INCLUDES:

- 1) Labor & Equipment to remove and dispose of existing timber decking
- 2) labor & equipment to remove and store existing steel beams
- 3) Form / place / strip abutment caps to raise elevation 3'
- 4) reinstall steel beams and provide new timber decking / rails for new bridge
- 5) provide gravel approaches to achieve desired slope onto newly elevated bridge
- 6) provide approach timber hand rails as needed

EXCLUDES:

- 1) All Engineering and permitting required for work.
- 2) wage rates / certified pay rolls
- 3) Performance / Payment Bonds
- 4) environmental permitting required to work in stream (if necessary).

ALTERNATE PRICING:


- 1) Lump Sum cost to install instream concrete pad between abutments: \$23,000.00
- 2) Concrete to be approximately 12" thick
- 3) cofferdams and dewatering is necessary and is included. No permits included
- 4) work must be completed during minium flow and water elevation.

NOTES:

- 1) Payment terms: NET 30 from date of invoice.
- 2) No wage rates were provided and thus do not apply.
- 3) Schedule to be determined by T Buck and Town

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tomado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature



Note: This proposal may be withdrawn
by us if not accepted within

30 days.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of acceptance _____

Signature _____

STATEMENT G

TOWN OF BRIDGTON, MAINE

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
JUNE 30, 2023

	Enterprise Funds		Total
	Sewer Fund	Salmon Point Campground	
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 10,027	\$ -	\$ 10,027
Accounts receivable (net of allowance for uncollectibles)	652,486	29	652,515
Due from other funds	-	377,748	377,748
Total current assets	<u>662,513</u>	<u>377,777</u>	<u>1,040,290</u>
Noncurrent assets:			
Capital assets:			
Construction in progress	20,380,969	-	20,380,969
Land and non-depreciated assets	11,894	650,000	661,894
Depreciated assets	812,783	220,615	1,033,398
Total capital assets	<u>21,205,646</u>	<u>870,615</u>	<u>22,076,261</u>
Less: accumulated depreciation	<u>(372,691)</u>	<u>(169,378)</u>	<u>(542,069)</u>
Total noncurrent assets	<u>20,832,955</u>	<u>701,237</u>	<u>21,534,192</u>
TOTAL ASSETS	<u>\$ 21,495,468</u>	<u>\$ 1,079,014</u>	<u>\$ 22,574,482</u>
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 623,418	\$ -	\$ 623,418
Retainage payable	799,421	-	799,421
Accrued expenses	1,171	363	1,534
Due to other funds	1,386,906	-	1,386,906
Current portion of long-term obligations	<u>422,116</u>	<u>-</u>	<u>422,116</u>
Total current liabilities	<u>3,233,032</u>	<u>363</u>	<u>3,233,395</u>
Noncurrent liabilities:			
Noncurrent portion of long-term obligations:			
Bonds payable	<u>11,964,537</u>	<u>-</u>	<u>11,964,537</u>
Total noncurrent liabilities	<u>11,964,537</u>	<u>-</u>	<u>11,964,537</u>
TOTAL LIABILITIES	<u>15,197,569</u>	<u>363</u>	<u>15,197,932</u>
NET POSITION			
Net investment in capital assets	8,446,302	701,237	9,147,539
Restricted	12,707	-	12,707
Unrestricted	<u>(2,161,110)</u>	<u>377,414</u>	<u>(1,783,696)</u>
TOTAL NET POSITION	<u>6,297,899</u>	<u>1,078,651</u>	<u>7,376,550</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 21,495,468</u>	<u>\$ 1,079,014</u>	<u>\$ 22,574,482</u>

See accompanying independent auditor's report and notes to financial statements.

Nikki Hodgkins

From: Nikki Hodgkins
Sent: Tuesday, April 2, 2024 7:09 AM
To: Georgiann M Fleck
Subject: FW: Bridgton Harvest Moon Fest check

FYI

Nikki Hodgkins

Town of Bridgton - Executive Assistant

From: Gary Colello <gcolello@bridgtonmaine.org>
Sent: Monday, April 1, 2024 9:47 PM
To: Pam Ward <24pjward@gmail.com>
Cc: Robert "Bob" Peabody, Jr. <peabody@bridgtonmaine.org>; Nikki Hodgkins <nhodgkins@bridgtonmaine.org>
Subject: Re: Bridgton Harvest Moon Fest check

Hi Pam, sorry for the delayed response. Thank you so much for considering donating to the Recreation Department! If you would like to earmark the money to enrichment programs (before and after school / summer camp) we can certainly make that happen.

This generous donation would need to be officially accepted by the Select Board.

I have attached Bob Peabody to this e-mail so he can make sure this ends up on the agenda for the BOS meeting.

Thank you again! You are much appreciated. I will be sure we find the most beneficial and useful way to impact as many children as possible with this donation.

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

From: Pam Ward <24pjward@gmail.com>
Date: Monday, April 1, 2024 at 8:02 AM
To: Gary Colello <gcolello@bridgtonmaine.org>
Subject: Bridgton Harvest Moon Fest check

Hi Gary,

I would like to give the rec. dept the leftover money from the BHMF....but I would like to make sure it goes to local Bridgton kids. Ok? The balance is \$1,545.32. Should I make the check payable to the Bridgton Rec. Dept? I'd like to close down the account soon. How do I get the check to you? thx. Pam

BRIDGTON HARVEST MOON FEST
537 HANCOCK POND RD
DENMARK, ME 04022-5712

142

52-60/112
120

May 7, 2024
Date

Pay to the Order of Bridgton Recreation Dept | \$ 1,545.32
One thousand five hundred + forty five — 32/100 Dollars



For _____

Russell J. Wans NP

⑆011200608⑆ 191201003099⑈ 0142