

**Board of Selectmen's Meeting Minutes  
Board of Selectmen's Meeting Room  
February 27, 2007; 6:00 P.M.**

**Board Members Present:** Robert J. McHatton, Sr., Chairman; Robert C. Bell, Vice-Chairman;  
Arthur D. Triglione, Sr.; Joan M. Gardner; Robert F. Woodard

**Town Manager,** Mitchell A. Berkowitz was also present.

**1. Call to Order**

The Board of Selectmen's Meeting was called to order at 6:00 P.M. by Chairman McHatton.

**2. Presentations**

**a. Holly Hancock; Bridgton Public Library Director**

Holly Hancock, newly appointed Bridgton Public Library Director, was present. Ms. Hancock introduced herself and encouraged anyone to submit ideas or suggestions regarding the Bridgton Public Library. Chairman McHatton welcomed her to Bridgton and thanked her for attending the meeting.

**b. Recommended Mooring and Harbor Master Ordinance (copy attached)**

Selectman Woodward reviewed the Mooring and Harbor Master Ordinance in part. The Ordinance is being established on the principle of the rights of citizens and visitors to be provided with professional law enforcement protection and enforcement within the town limits with the understanding that these will be in cooperation with regional, state and federal law enforcement authorities. This would be accomplished through several approaches including but not limited to establishing the position of a Harbor Master, contracting for services and other means of protection and enforcement. The design of the Ordinance takes into account the multiple users in, on and above the waterways of the Town of Bridgton while seeking a balance with the natural elements including waterfowl, fisheries and other wildlife. They are a guide to the proper operations of watercraft and to strive to assure the safety of those involved with water based activities. Within the Ordinance, standards are designed to insure that mooring installations do not impair the health, safety, and welfare or result in lower water quality, loss of aquatic habitat or interference with navigation.

Selectman Triglione does not support the Ordinance; he does not agree with restricting usage of the lakes.

Discussion ensued. **Motion** was made by Mr. Woodward to direct the Ordinance to the Planning Board for their review and seek voter input through public hearings; 2<sup>nd</sup> from Mr. Bell. 4 approve/1 oppose  
Selectman Triglione opposed

**c. Recommendations for a Generator at Central Fire Station**

The receipt of bids for a generator for the Fire Department was closed at 2:00 P.M. on February 15, 2007. To follow are the bids received and their amounts:

J.P. Gallinari Electric; Bridgton, ME; 20KW \$9,879.00  
McIver Electrical Contracting, Bridgton, ME; 20KW \$10,515.21  
R.W. Merrill Electrical Contractor, Inc., Harrison, ME; 30KW \$23,263.70  
Stanford Electric Co., Inc., Naples, ME; 20KW \$20,842.00

Negotiations were made with low bidder, J.P. Gallinari Electric, to upgrade to a 35KW generator for \$12,891.00. **Motion** was made by Mr. Triglione to award the bid to low bidder J.P. Gallinari Electric with an upgrade to a 35KW generator; 2<sup>nd</sup> from Mr. Bell. 5 approve/0 oppose

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**2. Presentations (continued)**

**d. Review Proposal for Public Works Department Pick-up Truck**

Jim Kidder, Public Works Director, requested approval to begin the bid process for replacing the 1994 Public Works Department pick up. Funds for this new truck remain available due to the low bid on a previous purchase. **Motion** was made by Mr. Bell to authorize the purchase of a new truck for the Public Works Department; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**3. Approval of Minutes; February 13, 2007**

**Motion** was made by Ms. Gardner for approval of the minutes of February 13, 2007; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**4. Public Comments; Non-Agenda Items**

Peter Lyon voiced concerns regarding the lack of visibility of crosswalks during this time of year. He suggested that crossing areas be made more visible. Mr. Lyon also commended the Public Works Department for lowering the snow banks on the corner of the roads; he appreciates their efforts.

Mahlon Johnson reported that at least twenty-one Towns in the State of Maine hold their Annual Town Meetings on a Saturday; he suggested that Bridgton use this approach for better voter turnout. Chairman McHatton replied that Bridgton has held Town Meetings on Saturdays and the voter turnout was not any better.

Selectman Triglione asked for the status of Mr. Fifield's property on Route 117. Town Manager Berkowitz replied that there has been no recent activity. The Board was not willing to authorize a public easement until access was provided to the abutters. Mr. Berkowitz will keep the Board updated as new information is received.

**5. Correspondence and Other Pertinent Information**

**a. Vacancy on the MMA Health Trust Board of Trustees**

The Board made no nominations.

**b. Posting of Roads for Heavy Load Limits; Jim Kidder**

Jim Kidder, Public Works Director, recommended posting the following roads for heavy load limits in accordance with M RSA 29A Section 2395:

South Bridgton: Burnham Road; Willis Park Road; Ingalls Road; Fosterville Road; Winn Road; Swamp Road; North Road; Raspberry Lane; Camp Pondicherry Road; Wildwood & Moose Cove Lodge Road

West Bridgton: Mountain Road; Hio Ridge Road; Sam Ingalls Road; Whitney Road; Highland Pines Road; Milbrook Road; Harmon Road; Issac Stevens Road; Kilgore Road; Cedar Drive; East Pondicherry Road; West Pondicherry Road; South Bay Road (Knights Hill Development)

North Bridgton: Highland Road; Chadbourne Hill Road; Upper Ridge Road; Middle Ridge Road; Monk Road; Kimball Road; Highland Point Development

Village Area: Kansas Road; Pond Road; Dugway Road; Mt. Henry Road

**Motion** was made by Mr. Woodward for approval of posting roads for heavy load limits as recommended by the Public Works Director; 2<sup>nd</sup> from Mr. Bell. 5 approve/0 oppose

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**6. Town Manager's Report**

Town Manager Berkowitz reported the following:

Request for Proposals: As part of the Sewer rehabilitation project, we must conduct an analysis of each field. Initial estimates were high enough that a Request for Proposal has been issued. The deadline for submittals will be Thursday March 1 at 2:00 PM. The results will be brought to the Select Board at the March 13 meeting for an award.

Community Center Oil Tank: The Town has filed with the Maine DEP the necessary change of ownership forms for the Bridgton Community Center as well as our notice of intent to remove the tank near the garage this spring through our Public Works Department. We will keep the Select Board informed as we proceed.

Safety Grant Received: Chief Garland has received the Safety Grant as a result of application to MMA in October 2006. The \$1,301 grant reimburses the Town for \$1,301 of expenses for traffic safety equipment and personnel protective equipment.

County Assessment Advisory Committee: The idea of collaborative assessing at the County level has moved to the committee stage. This will include a feasibility study. I have turned the information over to our Assessing Agent to keep them informed.

Bridgton Historical Society: We received the Society's community letter which thanks the community for their continued support, reports on their past year's activities and then invites the community to become involved in their planning process for the future. We recommend contacting their president, Mr. Ned Allen for more information.

Maine's Future: On Friday, February 23 I attended a statewide Manager's interchange regarding the Brookings Institute report entitled "Charting Maine's Future". This was sponsored by Grow Smart of Maine and their Executive Director, Alan Caron spoke. While the report is in depth, here are just some key points to consider:

- Maine is experiencing an immigration of growth.
- 1/3 of that comes from the Boston area.
  - The primary age group is between 25-40 and they are settling in ALL of the counties.
  - #12,000 people left New Hampshire for Maine.
- Maine is shifting to a Service economy.
- The new emerging economy is decentralized with business of 50-500 employees.
- Maine has one of the top five state's branded names.
  - This is due to our unique quality of place, mobility and technology to connect and its airports.
- 70% of Maine's population lives outside the historic communities.

How can Maine prosper without destroying what we have becomes the challenge which includes:

- Too much government expenditure per capita.
- Government does not restructure itself very well.
- Maine towns and cities were found to be very frugal-volunteerism.
- Adding k-12 brings the per capita very high by comparison.
- Maine tends to do too many things rather than be focused and effective.

The second tier of recommendations include:

- Streamline state government and k-12.
- Invest in the quality of place, our brand.
- Export costs to tourists.
- Invest in innovation-research and development.

A section of the report is also included as it provided a profile of Western Maine counties. Bridgton falls in between the reporting though Cumberland County is not considered Western Maine. Bridgton also reflects some of the trends and implications reported.

What we are attempting to do in Bridgton mirrors some of these recommendations...we are making strategic investments for the future.

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**7. Old Business**

**a. Review of Alarm System Ordinance**

**b. Review Estimate of Cost-Switch to Digital Monitoring Alarm System**

Police Lt. Peter Madura reported that he was charged with seeking cost estimates for a digital monitoring system to replace the old system. One company quoted over \$100,000. Many companies discouraged providing this alarm service for liability reasons. Selectman Bell advised the Board that there used to be a backup to the alarm system. The Town Manager will gather additional information regarding how alarms ring into the dispatch center and if a back up system is available. He will also gather information regarding the legal liability of the Town. **Motion** was made by Mr. Bell to seek voter consideration for amendments to the current Alarm Systems Ordinance; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**c. Review Proposed Transfer Station Fee and Eligible Non-Profit Entities**

Town Manager Berkowitz is reviewing the issue of charging non-profit agencies for use of the Transfer Station. State Law dictates what charges can and can not be imposed to non-profit entities. He will gather additional information and report his findings back to the Board.

**d. Affirm Meeting with the Bridgton Water District Trustees; March 5, 2007**

Town Manager Berkowitz reminded the Board of their meeting with the Trustees of the Bridgton Water District scheduled for March 5, 2007.

**e. Approval of Modified Façade Grant Applications**

Micah Niemy reported that the Economic Development Committee recommends some minor changes to the Façade Grant Guidelines. These changes include: the Town's contribution will be 1/2 of the total project as opposed to the original 1/3; all three existing grants to be approved at the new level; if an applicant owns more than one piece of property, they may apply for funding for more than one property (said funding not to exceed \$20,000 per applicant). **Motion** was made by Mr. Woodward for approval of the modifications to the Façade Grant Guidelines; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**8. MSAD #61**

The Town Manager will invite the MSAD 61 Board of Directors to attend the next Board meeting scheduled for March 13, 2007.

**9. New Business**

**a. Permits/Documents Requiring Board Approval**

- **1. Victualers' License (Restaurant); Terri Snow; Morning Glory Diner**
- **2. Review and Award Electrical Generator for Central Fire Station**
- **3. Supplemental Commitment**
- **4. Road Name; Shawnee Peak Holdings; Easy Turns Way**

**Motion** was made by Ms. Gardner for approval of a1 through a4; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

- **5. Approval of the AIG-VALIC Amendment to the Qualified Plan that Covers Full Time Employee Retirement**

**Motion** was made by Mr. Bell for approval of a5; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

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**9. New Business (continued)**

- **6. Approval of the Allocation for 233 Main Street of 270 Gallons Per Day Due to Lack of on Site Capabilities**

**Motion** was made by Ms. Gardner for approval of a6; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

- **7. Policy; Payroll Data Confidentiality**

The Board modified the proposed policy to allow access of timesheets through the Town Manager; if he is not available, access of timesheets will be through the book keeper. **Motion** was made by Mr. Triglione to approve the amended Payroll Data Confidentiality Policy; 2<sup>nd</sup> from Mr. Woodward. 4 approve/1 oppose

Mr. Bell opposed

- **8. Recommendations from the Planning Board to Place Ordinances on the June 2007 Referendum Ballot to Seek Voter Approval**

**a. Amendment to Bear River Aquifer Ordinance**

**b. Amendments to Shoreland Zoning Ordinance**

**c. Enact an Ordinance to Regulate the Establishment and Enforcement of Designated Safe Zone Areas**

**d. Enact an Ordinance to Establish a Uniform Appeal Procedure**

**Motion** was made by Mr. Woodward to seek voter consideration for 8a through 8d; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

- **9. Approval of the 2007 Budget and Annual Town Meeting Schedule**

**Motion** was made by Mr. Bell for approval of the 2007 Budget and Annual Town Meeting schedule; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

- **10. Execute the Mutual/Automatic Aid Agreement with the Town of Harrison**

**Motion** was made by Mr. Bell to execute the Mutual/Automatic Aid Agreement with the Town of Harrison; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

- **11. Sign Adam's Pond Road Mylar for Recording at the Registry of Deeds**

This item required Board signatures only.

- **12. Sewer Commitment #22**

**Motion** was made by Mr. Bell for approval of sewer commitment #22; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**b. Legal Matters**

Connie Scott has filed an appeal with Superior Court against Snapdragon.

David Randall has withdrawn his appeal to the Board of Appeals. Mr. Randall has applied to the Planning Board for a new project.

**c. Selectmen's Concerns**

Selectman Woodward said that is it nice to see business investing in the downtown area.

Selectman Triglione had no concerns.

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**c. Selectmen's Concerns (continued)**

Selectman Gardner had no concerns.

Vice Chairman Bell reported that the ad for a new patrolman on the MMA website does not indicate that the Town of Bridgton is an equal opportunity employer. The Town Manager will make sure that this oversight is corrected.

Vice Chairman Bell asked the Town Manager to submit a letter to former Police Officer Gary Chadbourne for his 20 plus years of service to the Town. The Board agreed that a letter is common procedure when an employee leaves.

Chairman McHatton asked the Board to consider accepting a sum payment from the Bridgton Lions Club for past due medical alert invoices.

**d. Other Matters**

Town Manager Berkowitz thanked Union President Bernie King for submitting the requested documentation in a timely fashion.

**10. Agenda for the Next Board of Selectmen's Meeting**

The Board reviewed the agenda for their March 13, 2007 meeting.

**11. Treasurer's Warrants**

**Motion** was made by Mr. Woodward for approval of Treasurer's Warrant numbered 633, 634, 635, 751, 752, 753, 754, 755, and 756; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

**12. Executive Session**

**Per 1 MRSA Chapter 13, Subsection 405.6D "Discussion of labor contracts and negotiations and matters related to the collective bargaining agreement."**

**Motion** was made by Ms. Gardner to enter into executive session at 8:20 P.M. per 1 MRSA, Chapter 13, § 405.6d to discuss labor contracts and negotiations and matters related to the collective bargaining agreement; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**Motion** was made by Mr. Triglione to come out of executive session at 9:21 P.M.; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**Per 1 MRSA Chapter 13, Subsection 405.6A "Discussion of matters related to the current status of Management and Labor in the Police Department."**

**Motion** was made by Ms. Gardner to enter into executive session at 9:50 P.M. per 1 MRSA, Chapter 13, § 405.6a to discuss matters related to the current status of management and labor in the Police Department; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**Motion** was made by Ms. Gardner to come out of executive session at 9:50 P.M.; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**13. Adjourn**

The meeting was adjourned at 9:50 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk

*Next Regular Meeting: March 13, 2007*