

**Board of Selectmen's Meeting and Public Hearing  
Board of Selectmen's Meeting Room  
April 24, 2007; 5:00 P.M.**

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

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

**1. 5:00 P.M.; Public Hearing**

**Proposed Tax Increment Financing (TIF) District**

Micah Niemy, Assistant Economic Development Director, provided and reviewed the following information:

**Information on the Proposed Tax Increment Financing (TIF) District for the  
Downtown and Route 302**

A TIF is a defined area within our community that allows the property taxes collected from new value of development to be reinvested back into the TIF district for certain defined purposes.

**What is the purpose of the TIF?** The purpose of the TIF is to implement many of the recommendations of Bridgton's Comprehensive Plan and Economic Development Report and to make Bridgton a more attractive place for business, tourism and for people to live and work.

**Does a TIF have a different tax rate for those properties outside the district?** No. All taxpayers will pay the same property tax rate.

**Will tax payers pay more in taxes because of the TIF?** Probably Not. Any tax revenue that is a result of future growth in the TIF should be offset by the new taxable value growth throughout the rest of the Town. For each \$1 million of new value in the TIF \$11,300 goes to the fund. In addition, we should see a reduction in the amount of taxes paid to the School District and County due to the TIF.

**What will the TIF money be spent on?** In the first several years TIF money will be spent on planning and preparation for larger public projects. Once the TIF has generated enough revenue the Town can begin to address some of the priorities of the Comprehensive Plan and Economic Development.

**Will the voters have control over how the TIF money is spent?** The Economic Development Committee has recommended that voters have control through town meeting over any TIF expenditures exceeding \$50,000. Expenditures below that amount will be approved by the Board of Selectmen and with public notice and input.

**Is there a difference between the Bridgton TIF and the Magic Lantern TIF?** Yes. The Magic Lantern TIF is a single property TIF and assists in the construction of the new theater. This TIF will focus on implementing the goals of the Comprehensive Plan and Economic Development Report through repairing and expanding public projects and attracting business to Town.

**How long will the TIF last?** The TIF will last 25 years.

**Can a TIF be changed or terminated?** Yes. A TIF can be amended at any time with Town Meeting approval and approval from the Maine Office of Community Development.



***THIS MAP IS AVAILABLE FOR VIEWING AT THE TOWN OFFICE***

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**1. Public Hearing; Proposed Tax Increment Financing (TIF) District (continued)**

- Mark Fleck asked what the purpose is of implementing a tax incrementing finance district in such a small area. Mr. Fleck also encouraged the Board to seek voter consideration via referendum ballot.
- Peter Lowell said that the State will only allow towns to create a TIF District that does not exceed eight hundred (800) acres. This proposed TIF District is approximately six hundred (600) acres.
- Mr. Niemy said that this proposal follows both the Economic Development Plan and the Kent Plan which recommend growth in this area of Town. This designation would encourage new business to come to the area.
- Georgiann Fleck said that the Town provides a generous contribution annually to the Chamber of Commerce to promote the Town. Ms. Fleck reported that there are no deadlines to meet within the Kent Plan nor the Economic Development Plan and if businesses want to come to Bridgton they will. She asked why the Drive-In is not included as part of the district; she also questioned when parcels 10/1, 10/1A, and 10/2 were added to the proposed district because this property just recently sold. Mr. Niemy replied the Drive-In was not included because part of the intent of the TIF District includes maintenance of the character of Bridgton; parcels 10/1, 10/1A and 10/2 were added March 27, 2007.
- Richard Sens said that many times special interest groups ensure that enough voters in favor of the issue attend Town Meeting. He added that if taxes are removed from the general fund, that amount of money has to be made up by an increase in the mil rate to maintain town services.
- Earl Cash said that the TIF can be amended at any time by a vote at Town Meeting and with State approval.
- Selectman Triglione said that the Community Development Block Grant Funding is guaranteed annually. Although TABOR did not pass state-wide, Bridgton residents passed this tax reform sending a clear message that they do not want their taxes to increase. If a business wants to come to Bridgton, it will come with or without the designation of a tax increment finance district. This important issue should be considered via referendum ballot.
- The Board agreed that this issue should be considered by secret ballot.

Chairman McHatton closed the Public Hearing at 6:10 P.M.

**2. Call to Order**

Chairman McHatton called the meeting to order at 6:10 P.M.

**3. Presentations and Discussions**

There were no presentations.

**4. Approval of Minutes; April 10, 2007**

**Motion** was made by Mr. Bell for approval of the minutes from the April 10, 2007 meeting; 2<sup>nd</sup> from Ms .Gardner. 5 approve/0 oppose

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

- Richard Sens reminded the Board that LD 1 was exceeded last year and encouraged the Board to submit a budget to the voters that does not exceed the LD 1 guidelines this year. He also requested that all funding articles be considered via referendum ballot.

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**5. Public Comments; Non-Agenda Items (continued)**

- Mark Fleck encouraged the Board to consider holding town meeting in a two night session to allow more time for discussion of important issues. The Board will consider this request during the budget process.
- Corinne Davis asked the Board if the warrant will be presented to the voters as open or closed. The Board will address this issue during the budget process.

**6. Correspondence and Other Pertinent Information**

**a. Bridgton Clean-Up Days and a "Free Dump Day"**

Faye Garland and Linda Hamilton have launched an effort to engage Bridgton's organizations and individuals to help clean up our streets, parks, pathways and public areas. In this regard, they requested that the Town designate a "free dump day" this spring to provide incentive for residents to remove unsightly trash from their property. Transfer Station Manager Bob Fitzcharles reported that holding one free dump day is not effective for all residents/taxpayers; the punch card system was implemented a few years ago giving residents and taxpayers the ability to dump (at no charge) at their convenience.

**b. Arlene & Paul Gletow; "Recycling Incentives"**

Mr. & Mrs. Gletow submitted information regarding "recycling incentives" for their review; they encouraged the Board to implement a similar system in Bridgton.

The Board opted to provide stronger promotion of the punch card system and asked the Transfer Station Manager to work with Ms. Garland and Ms. Hamilton on their efforts.

**c. Additional Correspondence and Pertinent Information**

- Correspondence from Bob McDonald regarding Shoreland Zoning Ordinance, Marinas and proposed Harbor Master Ordinance
- Correspondence from Jim & Dee Yeager regarding the proposed Harbor Master Ordinance
- Memorandum from Town Manager regarding "Return to Work Policy" and "Smoking Policy"
- Revised Façade Grant Deadline Information
- Investment Committee Meeting Minutes
- Letter of Support of Pondicherry Park from Town Manager
- Request for Use of MSAD #61 School Bus for Community Center

**Motion** was made by Mr. Woodward for approval to allow the Community Center use of a school bus; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

**7. Town Manager's Report**

Town Manager Berkowitz reported the following:

**Town to Attend Chamber Business Showcase:**

With the help of several staff members, the Town will be present at the Chamber's April 28 Business Showcase at the Lake's Region High School. Themed as "Your Local Government" we will display economic development, downtown redevelopment, recreation programs, police, planning, emergency preparedness and information about the upcoming referendum questions. Contact information will also be provided.

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**7. Town Manager's Report (continued)**

**Storm Update:**

Like all Maine communities, Bridgton endured one of the worst storms since the ice storm of 1998. Unlike many communities, Bridgton fared better though there were still isolated power outages, flooding to homes and properties and severe damage to many of our roads. Since the start of the storm, Public Works crews along with Public Safety personnel and Emergency Preparedness staff had been dealing with many of the problems. Until the rains subsided, little could be done to diminish the flooding though PWD crews were out opening drainage areas attempting to minimize damages and inconveniences. Assessment of damage to the public road and utility structures started on Monday and continued into Tuesday. Police provided periodic information from the field and the Fire department attempted to pump out the pond on Park Street but there was too much water. Jim Kidder, Public Works Director determined that some 24 public roads will require shoulder work of varying degrees due to wash outs. The major work will focus on 6 roads with the Brown Mills Rd Bridge having to be partially rebuilt. Work on Ingalls, Kilgore, Willbrook, Issac Stevens and Harmon will require greater amounts of materials due to washouts. As of late last Tuesday **all but one** road was in a passable condition even if only one lane. By Wednesday Brown Mills was reopened to one lane traffic. Personnel also monitored the small earthen dam in South Bridgton and will continue to monitor the flows to determine if any "seeps" have occurred through the earth portion of the structure. For the balance of this week PWD crews will work on shoulders and mostly travel lanes to get them up to a better grade of travel ability. We do not have any cost estimates at this time. We are rechecking our log but indications are that we received only one call for a power outage. Most of the calls related to washouts and flooding including basements. There are trees down and the most notable is the huge pine at Highland Park which we will have a contractor take down. Police are still providing field information and Bill Morrisseau, the Town's Emergency Preparedness Director is staying on top of the FEMA related aspects of this effort. Town crews have done a **great job** and will continue to make repairs to our roads and drainage areas.

**Department of Labor Meeting:**

Jim Kidder, Georgiann and I met with the Dept. of Labor last Thursday to review the citations and violations and to specifically negotiate the \$18,000 of pending penalties. Georgiann had prepared the final binder report and made the presentation on the Town's behalf. The Department representative was impressed by our documentation and though there were some follow up points, he gave the Town the benefit of the doubt and will be recommending that all penalties be applied against the cost of remediation. In essence a reduction to -0-. The Town must now assure continued compliance and will have Georgiann and Jim continue inspections quarterly. The Town will also join the Department's voluntary inspection program to minimize unsafe work place situations.

**Songo River Queen II to be given Priority through the Locks:**

We have received notification of a change from the MDOT that will give the River Queen the priority through the locks at approximately 11:00 AM and 5:00 PM. In doing so the MDOT believes that the delays to the schedule will be minimized at the Causeway Bridge which opens at noon and 6:00 PM daily during the summer months. Boaters should be aware of this change since their travel will be delayed by this priority. A public hearing on this issue will be held this Thursday April 26 at 7:00 PM at the Naples Town Hall.

**Police Officer Hired:**

Mr. Donald McCormick, currently an officer with the Bethel Police Department will be starting in Bridgton on April 30, 2007. "Mac" was one of the two top candidates from the recent oral board interviews. A graduate of the Maine Police Academy in late 2005, Mac also brings experience from the correctional side of law enforcement having worked in County's jail in York County for about 7 years. Prior to this Mac was in the Moving Industry for 20 years and is a U.S. Navy veteran. Described as a people person, Mac looks forward to meeting our community residents.

**8. Old Business**

**a. Proposed Amendment to the Memorandum of Understanding Between the Town of Bridgton and Bridgton Community Center**

The Board reviewed the proposed amendments to the Memorandum of Understanding between the Town of Bridgton and Bridgton Community Center. Several changes were made which were agreed to by both parties. **Motion** was made by Mr. Bell for approval of the revisions as presented; 2<sup>nd</sup> from Ms. Gardner.  
5 approve/0 oppose

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**8. Old Business (continued)**

**b. Decision to place the question to establish a TIF on the Annual Town Meeting Warrant**

**Motion** was made by Mr. Woodward to seek voter consideration of the proposed Tax Increment Finance (TIF) District via referendum ballot; 2<sup>nd</sup> from Mr. Bell. 5 approve/0 oppose

**c. Approval for Certificate of Ordinance by Municipal Officers to the Town Clerk**

- Street Naming, Addressing and Driveway Entrance Opening Ordinance
- Bear River Aquifer Ordinance
- Site Plan Review Ordinance (Amendments 1/Amendments 2)
- Shoreland Zoning Ordinance (Amendments 1/Amendments 2)
- Ordinance to Control Disorderly Houses
- Alarm Systems Ordinance
- Ordinance Requiring a Referendum Vote to Enact, Amend or Repeal a Town Ordinance
- Ordinance to Establish Uniform Procedures for Appeals to the Bridgton Board of Appeals
- Ordinance to Regulate the Establishment and Enforcement of Designated Safe Zone Areas

**Motion** was made by Mr. Bell for approval of the Certificates of Ordinance by Municipal Officers to the Town Clerk; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**d. Review of 2007 Budget and Annual Town Meeting Schedule**

- 04/24/07 Deadline; Orders by Board for Placement of Referendum Questions on Ballot
- 04/28/07 Deadline for Filing Nomination Papers with the Town Clerk
- 04/28/07 Deadline for Voters to Submit Petitions for Placement of Referendum Question on Ballot
- 05/08/07 Deadline for Voters to Submit Petitions for placement of Article on ATM Warrant
- 05/22/07 Legal ATM Warrant is Finalized by Board

The Board reviewed the Annual Town Meeting Schedule and various deadlines.

**e. Recommendation – Mooring Ordinance - with Action**

The Planning Board held a public hearing on April 10, 2007 to allow for public comment and input on the proposed Mooring Regulations and Harbor Master Ordinance. As a result of the public hearing and comments made by the attending citizens, the Planning Board Members voted unanimously to recommend that the Ordinance **NOT** be presented to the voters for consideration at Annual Town Meeting. The Board agreed that there are many areas that need to be revised before seeking voter consideration. **Motion** was made by Mr. Woodward not to seek voter consideration at the 2007 Annual Town Meeting; the committee will expand their membership and gather additional information for possible future consideration; 2<sup>nd</sup> from Ms. Gardner. 4 approve/1 oppose (*Mr. Triglione opposed; he does not believe that this ordinance should be pursued*)

**9. SAD 61**

There was no new information.

**10. New Business**

**a. Permits/Documents Requiring Board Approval; None**

**b. Forest Hills Annex Cemetery Deeds**

1. Section F Lot 33 to Dana Beth Wells-Goodwin (2 grave lot)
2. Section F Lot 13A to Lucille Richard (2 grave lot)

**Motion** was made by Mr. Bell for approval of the Cemetery Deeds; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

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**10. New Business (continued)**

**c. Warrant and Notice of Election to Call School Administrative District Budget Referendum on May 22, 2007**

**Motion** was made by Mr. Triglione for approval of the Warrant and Notice of election to Call School Administrative District Budget Referendum" on May 22, 2006; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**d. Vote to accept \$500 Donation to Recreation Department**

**Motion** was made by Mr. Triglione to accept the \$500 donation from The CAP Memorial, Charles Priest to the Recreation Department; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**e. Legal Matters; None**

**f. Selectmen's Concerns; None**

**g. Other Matters**

Town Manager Berkowitz received the calendar of events from the Community Center; he noted that there are a wide variety of activities offered.

**11. Agendas for the Next Board of Selectmen's Meetings/Workshops**

The following budget workshops are scheduled for 6:00 P.M.: April 26; May 1; May 3.

**12. Treasurer's Warrants**

**Motion** was made by Mr. Bell for approval of Treasurer's Warrants numbered 642, 643, 766, 767, and 768; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

**13. Executive Session: MRSA Title 1, Chapter 13, Subsection 405.6.A. "Discussion of matters related to the current Management and Labor in the Police Department and the performance evaluation of the Town Manager."**

**Motion** was made by Ms. Gardner to enter into executive session at 8:20 P.M. per MRSA Title 1 Chapter 13 Subsection 405.6.A for discussion of matters related to the current contract negotiations for the Police Department, Public Works Department and the performance evaluation of the Town Manager; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**Motion** was made by Mr. Bell to come out of executive session at 9:36 P.M.; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**14. Adjourn**

The meeting was adjourned at 9:36 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk

*Workshop Sessions: April 26, 2007, May 1, 2007, May 3, 2007  
Next Regular Meeting: May 8, 2007*