

Board of Selectmen's Meeting Minutes

July 23, 2013; 5:00 P.M.

Board Members Present: Douglas A. Taft, Chairman; Bernard N. King, Jr., Vice-Chairman; Paul E. Hoyt; Robert J. McHatton, Sr.; Kenneth J. Murphy

1. Call to Order

Chairman Taft called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

Chairman Taft thanked the public for their attendance.

3. Approval of Minutes – July 9, 2013

Motion was made by Selectman Hoyt for approval of the minutes from the July 9, 2013 Board Meetings; 2nd from Selectman McHatton. 5 approve/0 oppose

4. Correspondence and Other Pertinent Information

a. Request by the Gilroy Charitable Foundation

Glen Niemy, Trustee of the Frederika and Wardner Gilroy Charitable Foundation, reported that the Foundation has provided approximately \$900,000.00 for various charitable purposes for people and organizations chiefly in the Bridgton area. Much of the funding has been granted to 501©(3) charities that provide for the needs of the residents of Bridgton and its surrounding towns. The foundation will hopefully bring to life a multi-faceted program that will serve this community on many levels for years to come. Under the direction of Trustees Avery Dandreta and Jamel Torres, a major expansion of the current community garden will take place. It is the intention of the Trust to obtain land that can be used to grow substantial quantities of organic produce. This produce will be donated to the local food bank for distribution to our more needy neighbors. This will not be a farmer's market. The food will not be sold and we will not be in competition with local business people. However, this program will go beyond a means to distribute food. We will be employing high school students to grow and harvest the food, giving them the training, skills and tools they will need to effectively run the operation. We will also be working with the local hospital, dieticians, holistic doctors and agriculture specialists. The goal is not just to distribute food, but to teach local residents the multiple benefits of eating healthy food. Eventually, we will be expanding the program to encourage residents to become actively involved in subsistence farming to allow them to control their own food production. It is not enough that needy people are "fed." We hope to be able to encourage people to feed themselves and develop healthy habits that will serve them and their children a lifetime. Mr. Niemy noted that the parcel of land adjacent to the Post Office, Map 23, Lot 25 (designated as 0 Park Street) would be a perfect place to start the expanding gardening program. He proposed an arrangement with the Board under which the parcel is leased for a period of two years, with an option to renew the lease every two year period. He would be willing to pay the town the tax value of the parcel as the lease payment and would maintain insurance as necessary. No Town funds will be requested for this project the Trust has sufficient funds to cover all operational expenses.

Chairman Taft asked if the water pump would create noise issues that may be of concern to the neighbors. Mr. Niemy ensured that there would be no noise issues and he would provide the Board with a full report before requesting final approval. Chairman Taft asked if the water pump would impact the depth of the stream or flow of Cornshop Brook. Mr. Niemy responded that any necessary or requested studies would be paid for by the foundation.

Motion was made by Selectman McHatton to support the project and lease the property as requested as long as no issues of concern arise that cannot be rectified; 2nd from Vice-Chairman King. 5 approve/0 oppose
Town Manager Berkowitz and Mr. Niemy will draft the lease documents for Board review and consideration.

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4. Correspondence and Other Pertinent Information

b. Request to Aid the City of Lac-Megantic

Last weekend a freight train carrying 73 tank cars of crude oil derailed and caused a huge explosion and fire in the small Quebec town of Lac-Magantic, about two hours north of Farmington. Fifteen citizens were confirmed dead and at least 45 are still missing; six blocks obliterated; the library, the historical society and some 40 commercial and residential buildings in the district are all gone. Sections of streets have been reduced to sand, as the asphalt vaporized and manhole covers blew sky-high. Farmington and six other Franklin County Fire Departments were privileged to respond to their Sister City in its time of need. The citizens were overcome with gratitude. Now, they need help on the long road to recovery. Help in this statewide effort was requested by making a donation to a city that is in desperate need. Contributions may be sent to any TD Bank, payable to the Lac-Megantic Relief Fund. Selectman McHatton suggested placing a link on the Town website asking citizens to help financially on their own. Selectman Hoyt suggested that the Town match private donations up to a certain amount. Mark Lopez understands the unique situation and stated that it's not the job of the government to match private funds to assist another country but agrees with posting a link on the website to encourage private donations. **Motion** was made by Selectman McHatton to provide a link on the Town website to encourage private donations and to direct the Town Manager to gather additional information regarding the donation process through TD Bank; 2nd from Selectman King. 4 approve/1 oppose (Hoyt opposed)

c. Request by Lakeside Condominium Association for Swim Lines; Rob Baker, CEO

Byron Gayman, President of Lakeside at Pleasant Mountain Condominium Association, reported that he received a letter this spring informing the Association that the swim float lines that were being used to delineate a safe swim area were not allowed to be placed in the lake. This caused a great deal of concern among Lakeside owners since most have young children and grandchildren who swim off the small beach area. He made contact with George Powell at the Department of Agriculture, Conservation and Forestry about putting in a buoy; Mr. Powell suggested that Mr. Gayman ask the Town of Bridgton for a letter stating that the Town would support Lakeside having a swim float line to delineate the swim area.

Code Enforcement Officer Rob Baker reported that Title 12, Chapter 220, Subsection 1900.4 states that "Issuance of permit. The director may issue a permit only to a qualified entity to establish and maintain a developed swim area within the water safety zone designed to provide recreational swimming opportunities for the public." As a result, CEO Baker recommended that the Board take no action on this request. Discussion ensued. **Motion** was made by Selectman McHatton to take no position on this request due to State Law; 2nd from Selectman Hoyt. 5 approve/0 oppose

5. New Business

Town Manager Berkowitz reported that former recreation director, Tom Tash, tendered his resignation in June. Corinne Davis stepped up to the plate to fill in as interim director and has done a great job in maintaining our summer programs. He then reported that the position was offered to Gary Colello and introduced Mr. Colello to the Board. Mr. Colello provided some background information and looks forward to bringing his ideas to Bridgton to maintain existing programming and create new programming for all ages. He will begin full time employment the first part of August.

a. Permits/Documents Requiring Board Approval

1. BYOB Permit to Linda & Rick Brooks for a Private Wedding Function at the Town Hall on 09.06.2013

Motion was made by Selectman Hoyt for approval of 5.a.1.; 2nd from Vice-Chairman King. 5 approve/0 oppose

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5. New Business

a. Permits/Documents Requiring Board Approval (continued)

2. Land Purchase Installment Contract; New Sanctuary Cove

Motion was made by Selectman Hoyt for approval of 5.a.2.; 2nd from Selectman Murphy.

5 approve/0 oppose

3. Quit Claim Deed to Alton Richardson; Map 39, Lot 56

Motion was made by Selectman Hoyt for approval of 5.a.3.; 2nd from Vice-Chairman King.

5 approve/0 oppose

4. Sewer Commitment #126

Motion was made by Vice-Chairman King for approval of 5.a.4.; 2nd from Selectman Hoyt.

5 approve/0 oppose

b. Bids, Awards and Other Administrative Recommendations

1. Award Bid – Dump Body and Plow Equipment

The receipt of bids was closed at 10:02 A.M. on July 18, 2013. To follow are the bids received and their amounts:

Viking Clives (USA) – Sidney, Maine \$75,715.00

H.P. Fairfield, LLC – Scarborough, Maine \$74,985.00

Public Works Director Jim Kidder recommending awarding the bid to Viking Clives because the low bidder, H.P. Fairfield, LLC, did not meet the bid specifications. **Motion** was made by Selectman Hoyt to award the bid to Viking Clives as recommended by the Public Works Director; 2nd from Selectman McHatton.

5 approve/0 oppose

2. MMA Election and Ballot

Motion was made by Selectman Hoyt to authorize the Town Manager to cast a ballot for the MMA Annual Election Ballot on behalf of the Town of Bridgton; 2nd from Selectman King. 5 approve/0 oppose

3. General Discussion of the sale of Tax Acquired Property

Town Manager Berkowitz suggested that the Board dispose of tax acquired property around the first part of September. He asked the Board which method they would like to use: sealed bid; live auction; or sale through a real estate broker. **Motion** was made by Selectman McHatton to sell the tax acquired property through a real estate broker (with multiple listing); 2nd from Selectman Murphy. 5 approve/0 oppose

4. Discussion Regarding Surplus Town Land Sales [tabled FY 2012]

The Board requested a complete detailed list and map of all surplus town land. Selectman Hoyt requested that the list be reviewed by the department heads and Committees for their input. Selectman McHatton said that the Town should put as much land as possible back into the tax base. **Motion** was made by Selectman King to review this issue no later than the 2nd meeting in October; 2nd from Selectman Murphy.

5 approve/0 oppose

Chairman Taft brought agenda item 9 forward to conduct the hearings scheduled for 6:00 P.M.

9. Hearings: 6:00 P.M.

a. Public Hearing – None

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9. Hearings: (continued)

b. Informational Hearing: General Discussion with Mr. Eric Dube Regarding Ideas for the Town Hall Feasibility Study

Eric Dube provided some information regarding his background and engineering history. He then reviewed the following scope of services:

- Initial meeting with Select Board to review project objectives and establish priorities.
- Attendance at up to three Public Meetings at the following milestones:
 - Beginning of process for public comment
 - Before final report is issued to Select Board
- Review any existing building documents including structural, mechanical, and architectural drawings, if available, as provided by Town of Bridgton
- Site reconnaissance to acquaint team with building and to identify and assign tasks to members of design team
- Additional site visits to document existing conditions
- Evaluation of structural members exposed for structural integrity and deterioration
- Review condition and integrity of the following components:
 - Foundation
 - Sill plates
 - Floor framing and supports
 - Side wall structure and column supports
 - Roof structure – both interior and exterior
- Determine façade integrity and weatherization performance
 - Review of siding integrity
 - Review of window applications integrity
- Engineering evaluation of the heating, ventilation, and air exchange systems
- Investigate opportunities for improving energy efficiency
- Review of insulation levels
- Review of electrical upgrades as may be needed
- Recommendations for future uses of the building based upon stakeholder input and inspection
- Identification of source of water intrusion into crawl space
- Review of remediation options for water intrusion into crawl space
- Review compliance with Rehabilitation Act of 1973/Americans with Disabilities Act
- Review compliance with Building Codes, Fire Prevention, and Life Safety Codes
- Issue a report to the Select Board identifying deficiencies in systems noted above while presenting preliminary options for remediation
- Meeting to present report to Select Board with preliminary options to include:
 - Recommendations for improvements are identified
 - Improvements assigned a priority and cost
- Post-Meeting with the Select Board following the delivery of the report to allow for amendments or modifications to the selected option by the Town

Mr. Dube responded to several questions asked by the Board and the public. Dee Miller submitted written remarks about the historic town hall to the Board. The Board thanked Mr. Dube.

Chairman Taft returned to agenda item 5.

5. New Business/c. Legal Matters

Town Manager Berkowitz reported that legal matters will be discussed in executive session.

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5. New Business (continued)

d. Selectmen's Concerns

- **Selectman McHatton** asked about sidewalk signage to which Chairman Taft responded that this item will be addressed under committee reports.
- **Selectman McHatton** noted that the minutes from the Wastewater Committee indicate that Jim Kidder is the designated staff contact.
- **Selectman Hoyt** asked if there has been any interest in the sites at Salmon Point as a result of the new advertisement. He suggested renting the sites for short term use if they remain vacant.
- **Selectman Murphy** received a public suggestion that a slow children playing sign be put on Kennard Street. Public Works Director Jim Kidder responded that the policy is that the person requesting the sign must purchase it.
- **Selectman Murphy** asked Lucia Terry to provide information regarding the Village Folk Festival to which Chairman Taft directed this issue to other matters.
- **Vice-Chairman King** had no concerns.
- **Chairman Taft** suggested that the July 30th Workshop be rescheduled since the Town Manager and Mike Tarantino are not able to attend on that date. The Board opted to begin the Board Meeting at 3:30 P.M. on August 13th and hold the hearing at 6:00 P.M. Town Manager Berkowitz will contact Mr. Gerald Doucette to advise him of the change in meeting time.

e. Other Matters

Glen Zaidman requested that the Board consider upgrading the Public Works computer to allow the Director to work with the Sewer Spreadsheets. **Motion** was made by Selectman McHatton to authorize the expenditure; 2nd from Selectman Hoyt. 5 approve/0 oppose

Selectman McHatton noted that Selectman Murphy is also the Chamber of Commerce President and indicated that there may have been perception of a conflict of interest with his vote on the Sidewalk Policy. Chairman Taft does not believe there was a conflict of interest and hopes that the Board and Chamber are in tune with promoting sidewalks in the community. Selectman Murphy said based on his forty year career in the retail business he understands the need for businesses to have sidewalk sales and his decision on the policy had nothing to do with his association to the Chamber. The Board agreed that full disclosure is important and that the Board should always vote to recuse that member or not.

Lucia Terry provided information regarding the Village Folk Festival scheduled for Friday, August 16th from 3PM until 10PM. The festival will highlight the rich endeavors of our local artisans, farmers, and craftspeople, and offer hands-on demonstrations of their art and skills for everyone; a "You Don't Know Beans!" event will demonstrate our region's history of growing and using beans and will feature education and games; a "garden-to-table" feast will include local produce; a bean recipe challenge will feature local restaurants; "old-timey" children's activities will keep families entertained; a silent auction will feature many locally made goods and services; and the new expanded Bridgton community garden will provide food and tours. Finally, local musicians will sing and play all afternoon and evening on a stage in Depot Street. **Motion** was made by Selectman Hoyt for approval of the event conditional upon approval from the Fire Chief and Police Chief; 2nd from Selectman McHatton. Chairman Taft requested that signage be put up to advise of the road closure in advance for public preparation. Discussion ensued. **Motion** was made by Vice-Chairman King to move the question and close debate; 2nd from Selectman Hoyt. 5 approve/0 oppose
Vote on main motion: 5 approve/0 oppose

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5. New Business

e. Other Matters (continued)

1. New Tax Credit for Owners and Renters – Mitchell Berkowitz, Town Manager

Town Manager Berkowitz reported that the Maine Residents Property Tax and Rent Refund "Circuit-Breaker Program" has been repealed as part of the enacted state budget for claims beginning on or after August 1, 2013. The Circuit-Breaker Program has been replaced by a refundable Property Tax Fairness Credit that can be claimed on the Maine Individual Income Tax Form. Homeowners or renters will be eligible who meet all of the following requirements: 1) Were Maine residents during any part of the tax year; 2) Owned or rented a home in Maine during any part of the tax year and lived in that home during the year; 3) Had Maine adjusted gross income of not more than \$40,000; and 4) Paid property tax on a home in Maine during the tax year that was more than 10% of Maine adjusted gross income or paid rent to live in a home or apartment in Maine during the tax year that was more than 40% of Maine adjusted gross income.

Selectman Hoyt read a memorandum from Rob Baker, CEO as follows: "On Wednesday, July 10, 2013 Ted Sawyer, Manager of Salmon Point Campground and I met with Mike Morse and Jeff Kalinich, both representatives from Department of Environmental Protection (DEP), to conduct a site walk of the Salmon Point Campground located on Long Lake off Kansas Road. As a result of the site walk it was determined that no decks, patios or screen rooms are allowed within the 100' setback of Long Lake. Also, Mr. Kalinich stated that the lagoon is part of the lake. No violation notices will be sent, however, as of this date these types of structures will no longer be allowed. Also, as campers leave sites any structures currently in violation i.e.; decks, screen rooms, etc. must be removed and cannot be replaced." Mike Tarantino requested that a copy of the memorandum be made available to the CDC.

6. Treasurer's Warrants

Motion was made by Selectman McHatton for approval of Treasurer's Warrants numbered 4, 5, 6 and 7; 2nd from Selectman Hoyt. 5 approve/0 oppose

7. Committee Reports

a. Comprehensive Plan Committee

Chuck Renneker encouraged public attendance at the Comprehensive Plan Public Forum scheduled for July 29th from 4PM until 7PM at the Campfire Grille.

b. Community Development Committee

Mike Tarantino reported that signage for the downtown is being planned for implementation in July of 2014.

c. Waste Water Committee

Ray Turner provided meeting notes from July 11, 2013.

- I) Depot Investment, LLC has made an application for a total of 2460 gallons per day. Motion made and passed to table application until Town Manager and MDEP concur on the capacity of the two existing fields. Vote 4 approve 1 oppose
- II) The Wastewater Committee has and will table any future requests for allocation. Currently Timothy Wile 360 GPD and Depot Investment 2460 GPD have been tabled awaiting information from the Town Manager regarding MDEP.
- III) The request to install an independent underground disposal field for the Whales and Hamblen Building has been withdrawn.
- IV) A motion was made to prioritize applications by date received. Motion passed.

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7. Committee Reports

c. Waste Water Committee (continued)

- V) The Chair distributed an annotated Sewage Ordinance for review. A copy is on Mrs. Anne Krieg's computer. Note: Currently the application for sewage allocation has two years to tie into the system. The annotated Sewage Ordinance reduces that time to six months.
- VI) Mr. Kidder was asked to check on the current I & I after the recent heavy rains and report to the Board by email.

d. Recycling Committee

1. Summary Review of the Recommended Ordinance Change

Heather Rorer, President of Recycling Committee, reviewed some of the proposed recommended changes to the Ordinance. Selectman Hoyt voiced concerns regarding enforcement. Vice-Chairman Taft voiced concerns regarding residents with lack of access to the transfer station violating the junkyard ordinance by storing rubbish on their property. Selectman McHatton reminded the Board that the Town clearly voted a pay per bag system down. Ms. Rorer replied that areas of the draft ordinance can be further amended based on Board concerns and requested support to move forward with the idea. The Board will take the Committee recommendations into consideration.

2. Program Report of the Cost Benefit Analysis

Heather Rorer, President of the Recycling Committee, reported that the Committee is working on data gathering and price comparisons; a full report will be provided to the Board upon completion.

e. Investment Committee

Town Manager Berkowitz reported that the Town is moving forward with the Trust Funds Agreement with Norway Savings Bank. The next Investment Committee meeting is scheduled for August 2nd.

f. Other Committees

Chairman Taft read the following from the Bridgton Economic Development Corporation:

“This letter is to inform you that at the regular board meeting of the Bridgton Economic Development Corporation held July 16, 2013, and after due review and waiting period, a motion was made and affirmed by more than 2/3 of the Directors of the Corporation to modify the Corporation By-Laws to remove any and all references to Town Appointed Members to the Corporation. We as a board are extremely grateful to the Town and all that the Select Board has done in support of the BEDC and offer our thanks. This action in no way is meant to minimize that gratitude. We believe this action will reinforce our mission as an independent 501©(3) corporation to work to help secure the growth of business in Bridgton. We look forward to our continued work on behalf of Bridgton, and our continued cooperation and coordination with the Select Board and the Office of Planning, Economic and Community Development. To that extent we would like to see a new MOU developed between the parties that would outline the working relationship with the Town. We would encourage that in the coming months we hold a Workshop between the BECD, OPECD, and the Select Board, and share ideas of how we would work together going forward, and share views on the needs of the community to make Bridgton truly a place to *Live, Work and Play*. Sincerely, PM Skip Sullivan”

The Board requested a joint meeting. Town Manager Berkowitz will contact the BEDC to obtain some tentative meeting dates for Board consideration.

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8. SAD 61

a. Summary Report on the Memorial Schools; Anne Krieg, Economic Development

Economic Development Director Anne Krieg reported a timeline regarding the Memorial School. She reviewed the following:

2013

August BOS/BEDC meeting: GPCOG and consultant meet with town and BEDC to discuss project; answer questions on process as well as outline the roles of each party due to the regulatory requirements.

August staff work: zoning analysis; assist on prep for fall charrettes and

September/October: GPCOG and consultant with staff hold a charrette with the public to discuss the site; present site analysis, exercises for the public to participate in analysis, possible uses and design (work funded by GPCOG)

October/November Public forum to reveal, discuss, and prioritize possible development scenarios (scheduled one month after charrette)

December: Preparation of a plan for BOS review (or a possible designated committee); work with BEDC (third party) on their possible role in the process and cleanup

2014

January-April: Prepare documents for Town Meeting, continue public outreach, and confirm 3rd party status & role.

June: Seek Town Meeting vote to empower transfer of the subject property to town and in turn to 3rd party; possible zoning changes; assign funding for 20% match for grant & attorney fees

July: School (retaining ownership) moves items stored in building

August: Title from School to Town; Town updates site assessment

September: Title from Town to 3rd party

October: staff prepares grant application for clean up funds on behalf of 3rd party

2015

Upon grant award and endorsement of grant contract, bid documents and permitting activities occur, bid process is completed

July: Cleanup commences

Notes to clarify the timeline:

- ▲ It is necessary to have a plan for the re-use or re-development of the property. A zoning analysis is also needed as shoreland zoning applies; time will be needed to work with DEP on possible (probable) changes to the shoreland zoning ordinance. Time will also be crucial to work with BEDC to determine their continued interest as a 3rd party; at their July 16th, 2013 meeting a motion was passed indicated a continued interest in a function as a third party. It is important to involve them early (and often!) in the process such that once a plan for development scenarios is created, that all parties agree to the plan.
- ▲ Public participation will also be key due to the public investment into the project and the requirement for Town Meeting to approve the transfers of ownership.
- ▲ **The third party must be the owner in fee at the time of grant application.**
- ▲ A 20% grant match is required for the cleanup; however some of this match can be staff time, as well as other department's time (eg's Police time for security or any time dedicated

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8. SAD 61

a. Summary Report on the Memorial Schools; Anne Krieg, Economic Development (continued) by Public Works.) Community Development Block Grant funds may likely be allowed as a match as well. As we work through the details this fall, we will get a greater understanding of the costs of cleanup to prepare for the town's 20% match for the June 2014 Town Meeting.

- ▲ GPCOG is the town's active and positive partner in this effort and have dedicated funds to assist with the charrettes and planning this fall as well as assist us in the grant preparation and working with other authorities and consultants.

Staff Comments: It is understood this timeline covers a 2 year period and this may be a concern to Select Board members. Remember that this is a fundamental piece to the whole Depot Street renovation project and provides our community with a long term functional and community advantage if we proceed. If we do not proceed, it could impact the final outcomes of what this area will mean for our downtown in the future.

This is a great project and I look forward to continuing work on this important effort.

Other meetings included:

- MobilizeME meeting on workforce training – the current focus for this effort is IT training as well as project management.
- Attendance at a webinar put on by American Planning Association and the American Institute of Certified Planners, and funded by the Maine Association of Planners on the lessons from *Koontz vs. St Johns River Water Management District*. This case in Florida went to the Supreme Court and was a major case in looking at permitting conditions for development applications. The case ended up as a rule refinement (and not a new definition) on the limits on towns for requiring exactions, mitigation, in lieu of fees and impact fees. It did not change the rules of a nexus between such requirements and the development at hand, nor did it define the rough proportionality of such requirements (that is, a condition imposed on an application must be roughly proportionate to the nature of the development); but it did give assistance on what rational basis means in these requirements (that is, the condition on a development application must forward a legitimate government interest.) To keep certification, I need law credits every year, so I took advantage of a free opportunity to obtain these credits and on a good case.

10. Public Comments and Presentations

a. Non-Agenda Items

Representing the Bridgton Historical Society, Bill Vincent reported that there are two upcoming weekend events at Narramissic and encouraged public attendance. A civil war reenactment is scheduled for the upcoming weekend and the 3rd Annual Bluegrass Festival is scheduled for August 3rd.

b. Agenda Items

There was no public comment.

11. Old Business

a. Discussion of a Local Housing Preference Ordinance [Tabled from March 2013]

The Board opted to take this issue off the table and addressed this item after 11.b.

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11. Old Business (continued)

b. Summary of Sidewalk Policy [Being Worked on by the CDC; Report to Follow]

Economic & Community Development Director Anne Krieg provided and reviewed the second draft of a use of Public Spaces and Sidewalks policy. Ms. Krieg noted the following:

The original intent of this effort was to regulate the use of sidewalks for café use; however as the downtown is (nicely) growing and expanding and is full "bloom" this summer; it became apparent that the policy should cover all private uses of a sidewalk and public way.

The intent is also not to inhibit or discourage the use of Town property as commercial entity but to encourage this use of public spaces and sidewalks. The changes made as requested by the Select Board include:

- ✓ Removal of a permit process and fee for anything other than vending (that is not sidewalk sales nor sidewalk cafes)
- ✓ Insertion of a criteria for separation of uses for vending carts
- ✓ Should respect the private property owners who pay taxes and use their properties for commercial uses

The fee assessed should be nominal but reflect intent to a person that is using Town property.

The Board should be cautioned that banners may need some review if placed on public property; they are reviewed already if on private property by Code Enforcement.

The Board made a few additional suggestions which Ms. Krieg will incorporate into draft policy 3.

a. Discussion of a Local Housing Preference Ordinance [Tabled from March 2013]

Discussion involving the Local Housing Preference ensued. **Motion** was made by Vice-Chairman King to send the documents to the Town Attorney for review and recommendation; 2nd from Selectman Murphy. 4 approve/1 oppose (McHatton opposed because he does not agree with expending funds on this project)

c. Key Elements of a Land Purchase Installment Contract Policy

Town Manager Berkowitz requested approval to move forward with creating a policy for Land Purchase Installment Contracts. 1) The deposit and all payments will be divided equally based on the number of months from the date of Contract execution through December; 2) A \$10.00 administration fee will be charged for each contract prepared; 3) The Town will not enter into a Contract after June 30th. Selectman Hoyt suggested that the fee be designated through the fee schedule as reviewed and approved by the Board annually rather than in the policy; the Board concurred. **Motion** was made by Selectman Hoyt to authorize the Town Manager to move forward with drafting a Land Purchase Installment Contract Policy; 2nd from Selectman King. 5 approve/0 oppose

d. Shoreland Zone Violation and Penalty Policy; Rob Baker, CEO

Code Enforcement Officer Rob Baker reported that State Statute dictates a minimum of \$100 per day with a maximum of \$2,500 per day for each violation. If the property owner wants to enter into a consent agreement for the Shoreland Zoning Violation, the Manager and CEO base the penalty on the severity of the violation and the willingness of the property owner to remedy the violation. If the property owner does not enter into a consent agreement, the violation penalty reverts to state statute.

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11. Old Business (continued)

e. Discussion of the Possible Dredging of the Salmon Point Lagoon; Rob Baker, CEO

Code Enforcement Officer Rob Baker reported that the Town obtained a permit to dredge the lagoon at Salmon Point in 1996 and that permit was valid for ten years. The Board directed the Town Manager and CEO to gather additional information and provide a full scope of services and report to the Board at their first meeting in October.

f. Marketing of the Town of Bridgton

In response to the Select Board’s discussion on marketing Bridgton at their meeting July 9, 2013, Economic & Community Development Director Anne Krieg reviewed the following planned expenditures. The overall department budget was reduced by \$1,500. Ms. Krieg plans to take \$1,000 from marketing and \$500 from the travel line item (950-3-2114.) This leaves the marketing budget with \$9,000.

Support to existing events	
Festival of Lights	\$500
Village Folk Festival	\$500
New event	
Music Festival – Shawnee/Narramissic	\$500
Maine Development Foundation – membership and attendance at 3 events	\$750
Mount Washington Valley Chamber of Commerce membership	\$150
Familiarization tours with site selection consultants	\$1000
Visitor map	\$1000
Networking events	\$1000
Tourism promotion (ads)	\$1000
New Business promotion (ads)	\$1000
Photography/art for advertising	\$650
Graphic design work for downtown wayfinding signs	\$1000

TOTAL \$9,000.00

This budget allows us to:

- participate in joint ads with BEDC, the Lakes Regional Chamber and the Mount Washington Valley Chamber (Fryeburg partnerships)
- support events that enhance the community, making it a desirable place to live
- participate in networking events in Maine and throughout New England such as the Maine Development Foundation, Maine Technology Institute, Urban Land Institute and
- fund site selection consultant who work with corporations both nationally and internationally to see our town
- prepare a visitor map of Bridgton showing shopping, restaurants, hiking and recreation
- prepare the set of specifications for the downtown wayfinding sign (construction planned for CDBG fiscal year 2014 [next July 2014])

Other

Town Manager Berkowitz reported that Lake Region Television is attempting to convert the analog to digital service for their customers so the customer will not need to purchase the converter box to watch LRTV programming. The public is also invited to watch live streaming shows through the internet by visiting their website: www.lakeregiontv.org.

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

August 13, 2013
August 27, 2013
September 10, 2013
September 24, 2013

13. Executive Session; MRSA Title 1, Chapter 13, Subsection 405.6.E. "Discussion of Legal Matters"
Motion was made by Selectman Hoyt to enter into executive session at 9:05 P.M. per MRSA Title 1, Chapter 13, Subsection 405.6.E.; 2nd from Vice-Chairman King. 5 approve/0 oppose

Motion was made by Vice-Chairman King to come out of executive session at 9:51 P.M.; 2nd from Selectman McHatton. 5 approve/0 oppose

General discussion ensued.

14. Adjourn

Chairman Taft adjourned the meeting at 9:53 P.M.

Respectfully submitted,

Laurie L. Chadbourne
Town Clerk