

# Board of Selectmen's Meeting Minutes

## July 25, 2017; 5:00 P.M.

Board Members Present: Gregory N. Watkins, Chairman; Glenn R. Zaidman, Vice-Chairman; Robert P. Murphy; Robert J. McHatton, Sr.; G. Frederick Packard

Administration Present: Town Manager Robert A. Peabody, Jr.; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Fire Chief Steve Fay; Public Works Director Jim Kidder; Salmon Point Campground Manager Bob Morse

### 1. Call to Order

Chairman Watkins 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. July 11, 2017

**Motion** was made by Selectman Murphy to approve the minutes from the July 11, 2017 Board Meeting; second from Selectman Packard. 5 approve/0 oppose

### 4. Public Comments and Presentations on Non-Agenda Items

There were no public comments or presentations.

### 5. Committee Reports

There were no committee reports.

### 6. Correspondence and Other Pertinent Information

There were no correspondence or other pertinent information.

### 7. New Business

#### a. Awards and Other Administrative Recommendations

##### 1. Discussion of Causeway Granite Stone

The Town has received three requests to purchase the red granite stones that were removed from the Moose Pond Causeway. The stones are being stored at the Public Works Garage. Public Works Director Kidder reported that they are about 36-40 inches tall. **Motion** was made by Vice-Chairman Zaidman to authorize the Town Manager to work with the Public Works Director on disposal of the stones; second from Selectman Murphy. 5 approve/0 oppose

##### 2. Housing Options for Salmon Point Campground Manager

Town Manager Peabody reported that attracting and keeping a Salmon Point Campground Manager has been challenging. A key issue has been the requirement that the individual have a unit to set up at the Campground. This has been required due to the desire to have a manager on site. He asked the Board to consider providing housing for the Manager. He submitted information for Board review which included a used park model for the purchase price of \$25,000. The funding would come from the Salmon Point Unassigned Fund, the balance as of June 30, 2016 Audit: \$247,947. Selectman McHatton suggested that the price may decrease in the off season to which Town Manager Peabody responded that the used park model purchase price is reasonable. Vice-Chairman Zaidman suggested comparing the cost of building an office with living quarters behind the office with manufactured homes. **Motion** was made by Selectman McHatton to authorize the Town Manager to move forward with purchasing this unit at the best possible price; second from Selectman Packard.

5 approve/0 oppose

### 3. Discussion of Damaged Signs

Town Manager Peabody and Selectman McHatton met with Nelle Ely to resolve the repair and/or replacement of the damaged wayfinding signs. In accordance with the terms of her contract, she will repair and reseal the damaged signs. The Town will remove and reinstall the signs. The Board requested that the terms be presented in writing for consideration at the next meeting.

### 4. Planning Board Member Vacancy & Recommendation

Chairman Watkins read the following correspondence from Planning Board Chairman Donald S. Collins into the record: “Mr. Brian J. Thomas, member of the Planning Board, submitted his resignation on July 12, 2017. As required by the Bridgton Planning Board Ordinance, this is the Planning Board’s advice to the Board of Selectman that a vacancy exists. The Ordinance stipulates that the Board of Selectmen MAY appoint a replacement to serve until the next Annual Town Meeting. At our meeting on 11 July, the Planning Board passed a resolution requesting that the Board of Selectmen NOT appoint a replacement. We have four regular and two alternate members, all elected at Annual Town Meetings, and we are comfortable going forward with these six members.” No action was taken.

#### b. Permits/Documents Requiring Board Approval

##### 1. Standard Gastropub; Victualer’s License

**Motion** was made by Vice-Chairman Zaidman for approval of a Victualer’s License to William Holmes Standard Gastropub, LLC; second from Selectman Packard. 5 approve/0 oppose

##### 2. Consent Agreement; Robert Johnson [request to reduce fee]

Kristen McHugh, Personal Representative for the Estate of Robert Johnson, is requesting the Consent Agreement between the Town of Bridgton and Robert Johnson resulting from the violations of the Shoreland Zoning Ordinance of the Town be reconsidered. The Agreement included remediation of the infractions and a monetary fine of \$3,500 which she is asking be further reduced to either \$1,500 or \$2,000. Code Enforcement Officer Baker submitted the following: “My opinion on the penalty for 17 Santa Claus Drive, Bridgton tax map 49A lot 7z, was given at the Selectmen’s meeting for \$3,500.00 and my opinion has not changed. Violations cannot be appealed. A consent agreement is an agreement between the Town and the property owner. If the parties cannot agree then the Town would take this matter to court.” No action was taken.

##### 3. Maine Municipal Association Voting Ballot

Annually, Maine Municipal Association (MMA), holds an Election. This year, Towns are electing a Vice-President and three (3) Executive Committee Members. **Motion** was made by Selectman Packard to approve the slate of officers proposed by the MMA Nominating Committee; second from Selectman McHatton. 5 approve/0 oppose

##### 4. Sewer Commitment #190; Route 2

Pursuant to 30-A MRS §3406, please refer to Certificate of Sewer Commitment of Sewer User Rates #190. **Motion** was made by Selectman McHatton to commit the February 1, 2017 to April 30, 2017 Sewer User Rates Commitment #190 comprising of 3 pages totaling \$48,023.64 to the Treasurer for collection; second from Vice-Chairman Zaidman. 5 approve/0 oppose

##### 5. Sewer Commitment #191; Route 3

Pursuant to 30-A MRS §3406, please refer to Certificate of Sewer Commitment of Sewer User Rates #191. **Motion** was made by Selectman Packard to commit the March 1, 2017 to May 30, 2017 Sewer User Rates Commitment #191 comprising of 1 page totaling \$8,818.88 to the Treasurer for collection; second from Vice-Chairman Zaidman. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman McHatton** had no concerns.
- **Selectman Packard** had no concerns.
- **Selectman Murphy** reported that the Lions Club intends to continue sponsoring and coordinating the 4<sup>th</sup> of July parade.
- **Selectman Murphy** reported that there is a religious group with a tent set up in the Farmers Market that has not obtained the required permit.
- **Vice-Chairman Zaidman** suggested that the Board direct the Town Manager to send another letter to MDOT to which Public Works Director Kidder responded that they have started the study on Route 302 (Sandy Creek).
- **Vice-Chairman Zaidman** voiced concerns that the Transfer Station may not be able to handle the growing needs of the community going forward. **Motion** was made by Vice-Chairman Zaidman to direct the Town Manager to review the Transfer Station operations and equipment; second from Selectman Packard. 5 approve/0 oppose
- **Chairman Watkins** had no concerns.

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

Deputy Town Manager Fleck submitted and read the following into the record:

**DEPUTY TOWN MANAGER'S REPORT**

**July 25, 2017**

**Bridgton Police Department**



Please join the Bridgton Police Department for National Night Out on August 1<sup>st</sup> from 5:00p.m. to 7:00p.m. at Highland Lake Beach. This is a community-building campaign to enhance the relationship between police, fire and the community. Nationally, millions take part in this campaign on the first Tuesday in August hosting and participating in block parties, festivals, parades, cookouts, safety demonstrations and exhibits. So let's make Bridgton's first year of participation a success.



Officer Phil Jones was promoted to Sergeant of the Bridgton Police Department on July 1<sup>st</sup>. Phil has been a Bridgton Police Officer for over ten years and has been very involved in Special Olympics throughout his career. Phil has a Bachelor's Degree and numerous certifications in special investigations. Phil and his family have been Bridgton residents since he became a police officer. Having a second sergeant allows for better accountability as there is a sergeant scheduled every day of the week.



**Downstairs Office Space**



Installation of the cubicles in the newly created downstairs office space has been completed with an office for the Fire Chief (photo the right), EMA Director and Waste Water Superintendent as well as a small conference area. Electrical, computer and phone hook-ups are scheduled for the end of this week at which time the offices can be occupied.

**Bridgton Fire Department**



Engine 5 is currently at Northeast Emergency Apparatus for a body refurbishment. Steve Fay, Fire Chief and Deputy Chiefs Paul and Eric Field conducted a "pre-paint inspection" on July 18<sup>th</sup>. A completion date of August 11<sup>th</sup> is anticipated. The truck will then be sent for graphics, lettering and numbering.

**Community Development Director**

Open to the public is a meet and greet for Bridgton's new Community Development Director, Audrey Knight, on Wednesday, July 26<sup>th</sup> from 4:00p.m. to 6:00p.m. in the Downstairs Meeting Room. Light refreshments will be available.

**Salmon Point Campground**

The pathway from the upper parking lot to the beach area is currently being created. The walls for the new bathroom have been erected with work on the building continuing steadily.

### **Bridgton Transfer Station**

During Transfer Station Manager, Bob Fitzcharles', extended leave of absence, Jim Kidder, Public Works Director, will be supervising the employees as well as operations of the Transfer Station until Bobs return. Currently there is an opening for a part-time per-diem employee at the Transfer Station. Information and a job application is available on the Town of Bridgton website at [www.bridgtonmaine.org](http://www.bridgtonmaine.org) or at the Town Office. Deadline to submit an application for consideration is Wednesday, August 9<sup>th</sup>.

### **Sabattis Island**

The island was heavily damaged during the recent, July 1, 2017, tornado. As a result the island was closed to the public until further notice. To get an assessment of the timber damage, Jim Kidder, Public Works Director, met with a registered forester regarding the damage. Throughout the inspection it was determined that much of the timber, along with the storm damage, is infested with the needle cast worm. It was then suggested that Jim meet with the State Forester who recommended that he contact the Division of Parks and Recreation for an overall evaluation of the island before opening to the public. The island remains closed at this time.

Respectfully submitted,  
Georgiann M. Fleck  
Deputy Town Manager

### 8. Treasurer's Warrants

**Motion** was made by Selectman McHatton for approval of Treasurer's Warrants numbered 124, 125, 2, 3, 4, 5, 6, and 7; second from Selectman Murphy. 5 approve/0 oppose

### 9. MSAD #61

There was no information regarding MSAD #61.

### 10. Public Comments and Presentations

There were no public comments and presentations.

Chairman Watkins brought agenda item #13a forward.

### 13. Old Business

#### a. Proposed Land Use Ordinance Education

Chairman Watkins stated that the Land Use Committee and the CDC recommended hiring an outside agency to provide education to the public on the Land Use Ordinance. Chuck Renneker added that the CDC recommends hiring an advertising firm to provide education regarding all the ballot questions in November to include sewer system expansion, land use ordinance and street scape as all are intertwined. Vice-Chairman Zaidman requested a recommendation from the Community Development Director. Consensus of the Board was to re-visit this issue at the next meeting after review of the recommendation.

Chairman Watkins returned to agenda item 11.

### 11. Public Hearings at 6:00 P.M.

#### a. Special Amusement Permit to Standard Gastropub

Chairman Watkins opened the Pubic Hearing to accept written and oral comments on a Special Amusement Permit Application from Standard Gastropub at 6:26 P.M. There were no public comments. Chairman Watkins closed at 6:27 P.M

### 12. Action Items Following Public Hearing

#### a. Approve Special Amusement Permit to Standard Gastropub

**Motion** was made by Vice-Chairman Zaidman for approval of the Special Amusement Permit Application from Standard Gastropub; second from Selectman Murphy. 5 approve/0 oppose

### 13. Old Business

#### a. Proposed Land Use Ordinance Education

This item was addressed earlier in the meeting.

#### b. Proposed Waste Water System Expansion Education

Chairman Watkins noted that the CDC and Sewer Committee recommended hiring a firm to provide public education regarding the waste water sewer expansion. Town Manager Peabody reported that income survey process has been started to maximize the funding chances, the Committee is also working on a press release. He added that the information may not be ready for a vote in November. **Motion** was made by Vice-Chairman Zaidman to direct the Town Manager to gather separate estimates for the cost of public education for the streetscape and waste water system; second from Selectman Packard. 5 approve/0 oppose

#### c. Discussion of Town Owned Property

Town Manager Peabody reported that the Community Development Committee was tasked with compiling a list of Town owned properties. He reviewed the list titled "Town Owned Properties as it appears in Chapter 9 of the Comprehensive Plan." The list is broken down into categories; specifically, Government Use-Solely, Government Use-Flexible/partial, Beaches, Beach/Campground, Parks, Cemetery, Parking, Lots and Tax Acquired. As the Board has already authorized the Manager to put the Tax Acquired Property out to bid, disposition has already been decided. In reviewing those listed in the Lots category, the Town recently sold a portion of Map 22, Lot 85, the remainder being a Park; Map 54 Lot 10 and Map 60 Lot 1, Lot 22 and Lot 24 were acquired by the Town by Statute and, until the law was recently changed, not able to be conveyed excepting Lots 22 and 24 which are waterfront and still cannot be conveyed; Map 22 Lot 24A which is providing gravel parking (Lakes Region Explorer uses); and Map 28 Lot 7 (p/o Map 24 Lot 93) is subject to an agreement benefiting the laundromat for a septic system. Several of the lots are on Stevens Brook which may hinder selling due to limited utility as a result of Shoreland Zoning. The Board thanked the Town Manager for this information.

Consensus of the Board was to remove this item from "future issues."

### 14. Dates for the Next Board of Selectmen's Meeting and/or Workshop

\*August 8, 2017

\*August 22, 2017

### 15. Adjourn

Chairman Watkins adjourned the meeting at 6:44 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk