

**Board of Selectmen's Meeting Minutes  
Board of Selectmen's Meeting Room  
March 27, 2007; 5:30 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. Call to Order**

The Board of Selectmen's Meeting was called to order at 5:30 P.M. by Chairman McHatton.

**2. Joint Meeting with MSAD #61 Board of Directors**

Wayne Warner, Sr., representing the MSAD #61 Board of Directors, was present. The purpose of the joint meeting was to discuss the budget and allow the Board of Selectmen to receive input regarding the upcoming budget. Mr. Warner reported that the tentative budget is approximately a 5% increase over last year; 4% of this increase is due to contractual wages. There may be additional warrant articles for voter consideration that would increase the budget even more. Discussion ensued. The intent of the School Board of Directors is to keep the budget down while continuing to provide quality education. The Board thanked Mr. Warner for his input and for attending the meeting.

**3. Public Hearing**

**Public Hearing to accept written and oral comments regarding an Ordinance to Establish Uniform Procedures for Appeals to the Bridgton Board of Appeals (copy attached)**

The public hearing to accept written and oral comments regarding an Ordinance to Establish Uniform Procedures for Appeals to the Bridgton Board of Appeals was opened at 6:02 P.M. The Town Manager reported that the proposed uniform appeal process is very important. Appeals from decisions of the CEO and decisions of the Planning Board made without conducting a public hearing shall be de novo. Appeals from decisions made after conducting a public hearing shall be purely appellate. There were no public comments. The public hearing was closed at 6:02 P.M.

**Public Hearing to accept written and oral comments regarding proposed changes to the Street Naming, Addressing and Driveway/Entrance Opening Ordinance (copy attached)**

The public hearing to accept written and oral comments regarding proposed changes to the Street Naming, Addressing and Driveway/Entrance Opening Ordinance was opened at 6:03 P.M. Town Manager Berkowitz reported that the definition of a "structure" within the Ordinance is defined in Section 4 "Said structures being either residential or commercial in nature." There were no public comments. The public hearing was closed at 6:04 P.M.

**Public Hearing to accept written and oral comments regarding the establishment of a Disorderly House Ordinance (copy attached)**

The public hearing to accept written and oral comments regarding the establishment of a Disorderly House Ordinance was opened at 6:05 P.M. Sgt. Douglas Taft reported that the purpose of the ordinance is to protect the safety and welfare of the residents of Bridgton who are adversely affected by unlawful and nuisance activities on or near their properties. He noted that the violations section is incomplete and must be completed by the Board of Selectmen. Discussion ensued. **Motion** was made by Mr. Triglione to complete the violations section as follows: "Any violation of the Bridgton Town Ordinance shall result in a civil penalty of no less than \$1,000 or more than \$5,000, plus attorneys' fees and costs". Motion failed for lack of a 2<sup>nd</sup>. **Motion** was made by Mr. Woodward to complete the violations section as follows: "Any violation of the Bridgton Town Ordinance shall result in a civil penalty of no less than \$100 or more than \$2,500, plus attorneys' fees and costs; each day constitutes a separate offense;" 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose The Board requested that the final draft be reviewed at their meeting on April 10, 2007.

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**4. Approval of Minutes; March 13, 2007**

**Motion** was made by Mr. Bell for approval of the minutes of March 13, 2007; 2<sup>nd</sup> from Mr. Woodward.  
4 approve/0 oppose/1 abstention      *Ms. Gardner abstained because she was absent from the 3/13/07 meeting.*

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

There were no public comments.

**6. Presentations and Discussions**

**a. Abatements & Supplements; Denis Berube, Assessor's Agent**

Denis Berube, Assessors' Agent recommended the following abatements and supplementals.

Abatement #: 05-47  
Account #: PP432  
Abated Value: \$600.00  
Abated Tax: \$6.57  
Reason: Personal Property no longer located in Bridgton.

Account #: PP440  
Abated Value: \$1,200.00  
Abated Tax: \$23.10  
Reason: Uncollectable

Abatement #: 04-27  
Account #: PP243  
Abated Value: \$42,700.00  
Abated Tax: \$858.27  
Reason: Uncollectable

Abatement #: 06-33  
Account #: RE5437  
Abated Value: \$48,000.00  
Abated Tax: \$542.40  
Reason: To adjust the assessed value to reflect market value.

Abatement #: 03-31  
Account #: 201  
Abated Value: \$6,500.00  
Abated Tax: \$125.13  
Reason: Uncollectable

Abatement #: 06-37  
Account #: RE5434  
Abated Value: \$48,000.00  
Abated Tax: \$542.40  
Reason: To adjust the assessed value to reflect market value

Abatement #: 06-34  
Account #: PP448  
Abated Value: \$600.00  
Abated Tax: \$6.78  
Reason: Personal Property no longer located in Bridgton.

Abatement #: 03-32  
Account #: RR288  
Abated Value: \$5,000.00  
Abated Tax: \$96.25  
Reason: Uncollectable

=====  
Sup Code: 06-09  
Account #: RE5321  
Total Value: \$2,587,410.00  
Amount Committed: \$29,237.73  
Reason: To correct ownership.

Abatement #: 06-35  
Account #: RE5321  
Abated Value: \$3,971,890.00  
Abated Tax: \$44,882.36  
Reason: To correct ownership.

Abatement #: 04-25  
Account #: PP285  
Abated Value: \$2,000.00  
Abated Tax: \$40.20  
Reason: Uncollectable

Sup Code: 06-10  
Account #: RE1179  
Total Value: \$3,971,890.00  
Amount Committed: \$44,882.36  
Reason: To correct ownership

Abatement #: 06-36  
Account #: RE1179  
Abated Value: \$2,587,410.00  
Abated Tax: \$29,237.73  
Reason: To correct ownership.

Abatement #: 04-26  
Account #: PP507  
Abated Value: \$1,600.00  
Abated Tax: \$32.16  
Reason: Uncollectable

Sup Code: 06-11  
Account #: TG358  
Amount Committed: \$118,938.00  
Reason: Voluntary Tree Growth Penalty

Abatement #: 03-29  
Account #: PP4  
Abated Value: \$14,150.00  
Abated Tax: \$272.39  
Reason: Uncollectable

Abatement #: 02-01  
Account #: PP243  
Abated Value: \$42,700.00  
Abated Tax: \$764.33  
Reason: Uncollectable

Abatement #: 03-30

Abatement #: 03-33  
Account #: PP243  
Abated Value: \$42,700.00  
Abated Tax: \$821.98  
Reason: Uncollectable

Acting in its' capacity as the Board of Assessors, **motion** was made by Mr. Woodward for approval of the abatements and supplementals as recommended by the Assessors Agent; 2<sup>nd</sup> from Mr. Bell. 5 approve/0 oppose

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**6. Presentations and Discussions**

**b. Update Report on Pondicherry Park and First Drawdown Request**

The Board received correspondence from Lakes Environmental Association regarding an update of the Pondicherry Park project. The following key points were included: 1) We have raised over \$160,000 to date in donations and pledges; 2) There is an additional \$107,500 in outstanding grant applications; 3) In addition to the three original parcels totaling forty acres, six acres and 1,000 feet of frontage on Willett Brook has been offered as a donation to Pondicherry Park; 4) A Steering Committee has been established to study access bridge options, plan fundraising events, and develop a natural resources inventory and master plan.

A formal request for funding in the amount of \$33,500.00 for Pondicherry Park as approved by 2006 Annual Town Meeting was also submitted. This request is to purchase the "Worthington Parcel;" the full purchase price is \$33,500. The \$16,500 remaining in the appropriation from the Moose Pond Land Fund for this project will be requested for the second parcel purchase expected to be some time in June. **Motion** was made by Ms. Gardner for approval of the drawdown of funds and authorization to release the payment on March 28, 2007; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**c. Town Office Building Review and Recommendations**

The Building Review Committee submitted information to the Board regarding their progress to date. The Committee was charged by the Board of Selectmen to review the town side of the building layout and make both short term and long term recommendations to the Board. The focus was on options to improve the working spaces and efficiency of services to the public. The Committee met several times and split into two subcommittees, one to review the downstairs requirements and the other to review the upstairs requirements. The Committee unanimously agreed to recommend to the Board that funding be set aside to begin implementation of this project in fiscal year 2008. A workshop session between the Board of Selectmen and the Building Review Committee was scheduled for April 5, 2007 at 6:00 P.M.

**d. Discussion of Town Finances and Tax Billing Dates & Frequency**

Town Manager Berkowitz reported on several routine issues involving financial operations. He asked the Board to consider changing due dates for tax collection from two times per year to three or four times per year. The Board tabled this item until April 10<sup>th</sup> to allow time to consider this request and encourage public input.

**e. Discussion and Action of Annual Audit of the Town Financial Records**

Town Manager Berkowitz reported that due to several circumstances, the current auditing firm is unable to fulfill their obligation to conduct a complete audit this year. Town Manager Berkowitz recommended that Runyon, Kersteen & Ouellette provide the audit for year ending June 30, 2007. **Motion** was made by Mr. Woodward to contract with Runyon, Kersteen & Ouellette for one year and to submit a request for bid proposals in September for the next year; 2<sup>nd</sup> from Mr. Bell. 5 approve/0 oppose

**7. Correspondence and Other Pertinent Information**

Town Manager Berkowitz reported that he received a mailing from the Maine Center for Toy Gun Safety requesting support in the attempt to solve the problem of toy guns involving police issues. This document is on file with the Town Manager for Board review.

Mahlon Johnson asked Town Manager Berkowitz to provide an update on the status of single stream recycling. Chairman McHatton replied that the Town Manager's first priority at this time is to complete the budget process; he will then continue his research of single stream recycling.

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**8. Town Manager's Report**

Town Manager Berkowitz reported the following:

**Renewal of the Discharge Permit:** The town has filed its application for the renewal of the permit that allows for the operations of the Town Sewer system. Public comments are being accepted until Monday April 23, 2007 at the DEPs office- 17 State House Station, Augusta, Maine 04333-0017.

**Hydraulic Study:** Sevee and Maher Engineers have already visited the two septic field sites in anticipation of doing the soils study as the Town had bid. We expect the work to commence after the mud season with a report by July. The report will review the alternatives the Sewer Committee has to improve both fields and their capacities.

**Project Coordination:** Micah is meeting with the various owners to coordinate the work that will be taking place in the downtown. We expect to reduce the inconveniences normally caused by multiple projects in one area and will set up a system to keep the property owners and public informed. We intend on using the Town's web site for daily updates during the construction period which is expected to last through the fall of this year.

**Lakes Region Transportation Corridor Committee:** This group met in Raymond on Monday, March 26 and reviewed the priorities and current legislative efforts to improve the transportation aspects within the Rt. 302 corridor. Two important projects captured most of the discussion. The first was the legislative committee hearing on the legislation to fund the bridge replacement in Naples and the second was the funding requests to the County and some of the communities for an improved transportation system that would service Western Maine communities along Rt. 117 from Harrison, through Bridgton to a hub in Windham and then onto Portland. We will continue to keep the Board informed of these.

**Work Place Safety Continues:** We will be sending three people to the Bureau of Labor's training to continue our efforts of safety. On April 18 we will meet with the Bureau to demonstrate the Town's compliance, cost of the compliance and the reduction of any fines and penalties.

**Rapid Renewal:** Laurie Chadbourne reports that 29 people have registered their vehicles on line through our website since the end of December. According to Laurie the numbers continue to climb each month. This is another service to our citizens through the town's website.

**Projects:** Besides the budget which is expected to be delivered to the Select Board at their April 10 meeting, we will continue to work on several projects including contract bids for the sewer line improvements, the town office complex foundation work and continuous improvements to the Town's website.

Vice-Chairman Bell asked if the LR Corridor will include the stretch from Bridgton to Fryeburg. Town Manager Berkowitz confirmed that the area from Bridgton to Fryeburg is included in the planning.

Vice-Chairman Bell noted that by residents using the on-line rapid renewal for their motor vehicle registration, the Town loses \$3.00 per transaction.

**9. Old Business**

**a. 2007 Budget and Annual Town Meeting Schedule**

Chairman McHatton reminded the public that nomination papers are available at the Town Clerk's Office. To date, no nomination papers have been issued.

**b. Discussion of Lions Club Proposal; Alarm Fees**

Representing the Bridgton Lions Club, Robert McHatton, Sr., asked the Board to consider accepting \$1,000 as payment for all outstanding medical alert invoices. Lengthy discussion ensued. **Motion** was made by Mr. Woodward for approval to seek voter consideration at Annual Town Meeting for amendments to the Alarm Systems Ordinance, retro to July 1, 2005; 2<sup>nd</sup> from Mr. Triglione. 5 approve/0 oppose

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**10. New Business**

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

**1. Annual Town Meeting Referendum Questions for Voter Consideration**

**a. Ordinance to Establish Uniform Procedures for Appeals to the Bridgton Board of Appeals**

**b. Amendments to the Street Naming, Addressing and Driveway/Entrance Opening Ordinance**

**Motion** was made by Ms. Gardner for approval of a1a and a1b; 2<sup>nd</sup> from Mr. Triglione.

5 approve/0 oppose

**c. Establishment of a Disorderly House Ordinance**

This item was tabled until the April 10, 2007 Board meeting.

**2. Victualer's License & Liquor License Renewals**

**a. Venezia Ristorante**

**b. Bridgton Highlands Country Club**

**c. Chao Thai Restaurant**

**Motion** was made by Mr. Bell for approval of 2a, b and c; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**3. Verizon New England, Inc. and Central Maine Power Pole Permit Application**

**•King Hill Road; One Pole**

**Motion** was made by Mr. Triglione for approval of a3; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**4. Sewer Commitment #23**

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

**5. Municipal Warrant for Prosecuting Unlicensed Dog Owners/Keepers**

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

**b. Legal Matters**

Town Manager Berkowitz submitted confidential information to the Board regarding the Fifield property.

**c. Selectmen's Concerns**

Selectman Woodward had no concerns.

Selectman Triglione asked Chief Lyons to review the lighting on Brickyard Hill Road to determine if a street light should be put back up.

Ms. Gardner asked that traffic concerns regarding Creamery Street be added to the next agenda to allow Mr. John Andrews the opportunity to voice his concerns.

Vice-Chairman Bell asked the Town Manager why the website costs exceeded the annual allocation. Town Manager Berkowitz replied that due to fundamental changes and a redesign of the site, additional costs were incurred. The Board requested that anytime a budget line will exceed its allocation by such a large amount that they be consulted. Chairman McHatton asked Town Manager Berkowitz to find the policy that was implemented that allowed the Town Manager to spend up to \$5,000 at his discretion.

Chairman McHatton requested that the meeting with the Fire Department be changed from 5:30 P.M. to 5:00 P.M. on April 10, 2007. The Board concurred.

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**10. New Business**

**d. Other Matters**

Town Manager Berkowitz reported that Naples Town Manager Derek Goodine requested that the Bridgton Police Department provide assistance in enforcement on the Naples Causeway during the summer months. Town Manager Berkowitz declined this proposal due to the lack of qualified staff this year, the proposal may be considered at another time. The Board concurred.

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

The Board reviewed their agenda for the April 10, 2007 meeting.

**12. Treasurer's Warrants**

**Motion** was made by Mr. Woodward for approval of Treasurer's Warrants numbered 638, 639, 760, 761 & 762; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose

**13. Executive Session**

**Motion** was made by Mr. Woodward to enter into executive session at 8:15 P.M. per MRSA 1 Chapter 405.6A; 2<sup>nd</sup> from Ms. Gardner. 5 approve/0 oppose Police Chief David Lyons was invited to attend the executive session.

**Motion** was made Mr. Bell to come out of executive session at 9:48 P.M.; 2<sup>nd</sup> from Mr. Woodward. 5 approve/0 oppose

**14. Adjourn**

The meeting was adjourned at 9:49 P.M.

Respectfully submitted,

Laurie L. Chadbourne  
Town Clerk

*Workshop Session with Building Committee: April 5, 2007*  
*Next Regular Meeting: April 10, 2007*