

**Board of Selectmen's Meeting Minutes  
Board of Selectmen's Meeting Room  
February 12, 2008; 5:00 P.M.**

**Board Members Present:** Arthur D. Triglione, Sr., Chairman; Joan M. Gardner; Robert C. Bell.

**Board Members Absent:** Robert J. McHatton, Sr.; Robert F. Woodward, Vice-Chairman

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

**1. Call to Order**

Chairman Triglione called the meeting to order at 5:02 P.M.

**2. Public Hearing; None**

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

None.

**4. Presentations and Discussions**

**a. Meeting with Supt. of MSAD 61 and our MSAD Representatives**

Supt. Frank Gorham, Building & Vehicle Maintenance Andy Madura, Finance Officer Sherry Weese, Board Representatives Jody Gray and Brooke Sulloway were all present. The school representatives and school board members made a lengthy presentation about the expenditure portion of the school budget. Further discussion ensued.

**b. Discussion and set priorities for the MDOT project in Bridgton/Region for 2010/2011 period**

Town Manager Berkowitz stated that the State is requesting the Town's input on what roads might need to have improvements. This item will be put on the next agenda to get the full Board's input.

**c. Brief Update-Disorderly Housing Ordinance and its use**

Officer Bernie King gave a brief presentation on what has been happening with the enforcement of the Disorderly Housing Ordinance. Officer King stated he would update the Board again in June.

**d. Dry Hydrant Policy Elements-Preliminary only**

Fire Chief Glen Garland and Town Manager Berkowitz gave a brief explanation of the problems and possible solutions. The Board determined that further review is needed before bringing it back to the Board of Selectmen.

**e. Draft Elements for the BRAG first Mortgage-Discussion only**

Town Manager Berkowitz reported that the 1<sup>st</sup> Mortgage for BRAG has been drafted and there will be a meeting with BRAG to review the details.

**5. Approval of Minutes; January 22, 2008 and February 5, 2008**

**Motion** was made by Selectman Bell for approval of the minutes from the January 22, 2008 and February 5, 2008 Board Meetings; 2<sup>nd</sup> from Selectman Gardner. 3 approve/0 oppose

**6. Correspondence and Other Pertinent Information**

**a. Maine Service Centers Coalition Invitation for Membership**

After a brief explanation and discussion Selectman Bell **motioned** to not join the Maine Service Centers Coalition; 2<sup>nd</sup> by Selectman Gardner. 3 approve/0 oppose

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**6. Correspondence and Other Pertinent Information CONTINUED  
b. **Nomination of Mahlon Johnson –Eco Maine Excellence Award****

This was information for the Board of Selectmen.

**c. Correspondence-with action; Appointment of Robert “Woody” Woodward to the Fuel Collaboration  
Governing Board**

Manager Berkowitz reported that the Fuel Collaboration Governing Board requested a Member of the Board of Selectman be put on their Board. **Motion** was made by Selectman Gardner to appoint Robert “Woody” Woodward to the Fuel Collaboration Governing Board; 2<sup>nd</sup> from Selectman Bell. 3 approve/0 oppose

**d. February 5, 2008 Special Town Meeting Results**

Manager Berkowitz reviewed the results of the Special Town Meeting which was held on February 5<sup>th</sup>, 2008.

**e. Request from BASS Federation to rebuild Moose Pond Boat Ramp**

Town Manager Berkowitz reported that he had received a request from the BASS Federation to repair the Moose Pond Boat Ramp. The Town would commit \$1,000.00 the remainder would be funded by grants. The Town will be receiving further information in the future.

**f. Economic Development – Naples Bridge Project**

**Motion** was made by Selectman Gardner to send letter of support for the Naples Bridge Project; 2<sup>nd</sup> by Selectman Bell. 3 approve/0 oppose

**g. Governor Regionalization Efficiency Grant**

**Motion** to send letter of support was made by Selectman Gardner; 2<sup>nd</sup> by Selectman Bell. 3 approve/0 oppose

**h. LEA Letter of Support**

Town Manager Berkowitz stated that LEA needed a letter of support for the continued fight of Invasive Species. **Motion** was made by Selectman Bell to submit a letter of support; 2<sup>nd</sup> by Selectman Gardner. 3 approve/0 oppose

**7. Town Manager's Report**

Town Manager Berkowitz reported the following:

**Solid Waste Reduction:** Bob Fitzcharles, our Transfer Station Manager has indicated the total amount of municipal solid waste for the month of January was #166.14 tons. What is important is this is the lowest month on record since Bob started his records in July 2000. As of July 1, 2007 the Town has had some #1,639.62 tons brought to Eco-Maine. This represents a cost of \$260,782 thus far. According to Fitzzy's records the Town sent to Eco-Maine #1,765.52 tons for the same period a year ago. This simply means we have reduced our MSW tonnages by #126 tons over a year ago. This represents a savings of \$18,000 and it is a good trend. Our estimates for this fiscal year were in the range of 2,800 tons and thus far we are right on target. This continues to be one area where our tax payers who recycle more of their waste can actually save budget expenditures. Remember, for each ton that we can recycle we save an additional \$144. If our tax payers were to recycle 100 tons more than we do now that would equate to a \$14,400 savings plus what Fitzzy can sell the recyclables for which could mean another few thousand dollars. We all need to keep up the good work and recycle!

**Depot Street Bridge Steel Beams:** This week we have ordered the six steel beams for the rebuilding of the Depot Street Bridge. Jim is now arranging for the actual pick up and delivery pending the weather conditions. The cost thus far for these beams is \$8,820 and we expect the shipping costs to be less than \$3,000. This is a savings of some \$7,000 over the purchase and delivery price of new steel.

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**7. Town Manager's Report CONTINUED**

**Depot Street Bridge Steel Beams: CONTINUED**

We are also reviewing the options for the Park Street bridge beams and will know more in a couple of weeks.

According to Jim, the State's contractor started dismantling the existing bridge on Monday. We expect they will finish their work this week. In the process, Jim was able to retain the old outer beams which will be reused on the reconstructed bridge to support the guard rails. He has also talked to the contractor about saving the inner beams which we would use for the Park Street pedestrian bridge. This would save us an additional \$4000.

**Chamber Business Showcase:** The Town will again participate in the Chambers Showcase to be held on Saturday, April 12, 2008. Joining us at the table will be our Police and Fire Departments along with information from our other departments.

**Finance Office:** Linda Nilsen, our Finance Officer reports the completion of the W-2 mailings without any difficulties or errors. We also successfully completed an MMA audit that views our processing of W-2s, 1099's and the W-3 Committal. The ongoing work that Linda has done is showing its benefits when we process the mandatory payroll related documents for the end of each calendar year.

**Town's Annual Report:** Thanks to the leadership of Georgiann Fleck, Executive Assistant, the Town's Annual Report for the year ending June 30, 2007 is now available. It has been dedicated to two outstanding Bridgtonites Mr. Fredrick M. Potter and Mr. Charles T. Stone. In addition, there are department reports, facts and information about the operations of your town government. I want to thank all the staff members and citizens who provided the information in this year's report.

**Winter Conditions:** Just incase anyone forgot what a traditional winter is like in Maine, we are now experiencing it. With it comes more snow and ice and that has already cost municipalities more than their budgets had provided for. We are also in a small shortage of salt which means we are using more sand.

Our offices have received several calls from concerned citizens regarding the plowing of sidewalks and removal of high snow banks. Our ability to keep up with the traditional winter causes the Town to set priorities and as such, not everyone is happy. We will do primary roads first, including the downtown main streets. We will try to open at least one sidewalk on the streets that have them. As for snow removal, we will continue efforts but when needed may leave snow in storage until we can catch up and provide appropriate amount of rest time for our operators. Back to back storms reduce our abilities to remove large quantities of stored snow.

Lastly, the highest snow banks we have observed are usually at intersections and driveway openings. We urge full caution when getting through intersections and out of your driveways. In some cases, we believe people with snow throwers have simply piled their snow on top of the already high banks. If that property owner wants their snow bank cut down, it may mean they will have to make arrangements with a private contractor or wait until the Town can work its way out of the downtown. Unfortunately, over the course of the last decade, we have sized our public works crews and resources to what were less traditional winters. As always, your continued patience is appreciated and needed as we all go through a traditional winter in Maine.

Respectfully Submitted,

Mitchell A. Berkowitz  
Town Manager

**8. Old Business**

**a. Adoption of the Tax Foreclosure and Redemption Policy**

After Town Manager Berkowitz gave a brief explanation of the policy, **Motion** was made by Selectman Bell to adopt the Tax Foreclosure and Redemption Policy; 2<sup>nd</sup> from Selectman Gardner. 3 approve/0 oppose

**9. SAD #61 (See Presentations and Discussions above)**

**10. New Business**

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

**▪ Abatements/Supplements**

**Motion** was made by Selectman Gardner for approval of the following abatements and the supplemental commitment; 2<sup>nd</sup> from Selectman Bell. 3 approve/0 oppose

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**Abatement Table**

Tax Year	Map/Lot	Abate No	Type	Account No	Owner	Abated Value	Abated Tax	Reason
2000		00-04	PP	366	Dana Pendergast	\$15,000.00	\$235.71	Travel trailer was removed as of 4/1/2000
2001		01-04	PP	366	Dana Pendergast	\$15,000.00	\$257.25	Travel trailer was removed as of 4/1/2000
2002		02-05	PP	366	Dana Pendergast	\$15,000.00	\$268.50	Travel trailer was removed as of 4/1/2000
2003		03-41	PP	366	Dana Pendergast	\$15,000.00	\$288.75	Travel trailer was removed as of 4/1/2000
2004		04-36	PP	366	Dana Pendergast	\$15,000.00	\$301.50	Travel trailer was removed as of 4/1/2000
2005		05-58	PP	366	Dana Pendergast	\$15,000.00	\$164.25	Travel trailer was removed as of 4/1/2000
2006		06-48	PP	366	Dana Pendergast	\$15,000.00	\$169.50	Travel trailer was removed as of 4/1/2000
2007		07-34	PP	366	Dana Pendergast	\$15,000.00	\$171.75	Travel trailer was removed as of 4/1/2000
2007	13B/9	07-35	RE	5016	Mark H. Grenda	\$34,330.00	\$393.08	The grade and condition of the buildings were adjusted to reflect its current status.
1998		98-03	PP	286	Roger A. Dube	\$18,000.00	\$316.80	Uncollectible.
1999		99-04	PP	286	Roger A. Dube	\$18,000.00	\$316.80	Uncollectible.
2000		00-05	PP	286	Roger A. Dube	\$18,000.00	\$283.50	Uncollectible.
2001		01-05	PP	286	Roger A. Dube	\$26,800.00	\$459.62	Uncollectible.
2002		02-06	PP	286	Roger A. Dube	\$26,800.00	\$479.72	Uncollectible.
2003		03-42	PP	286	Roger A. Dube	\$26,800.00	\$515.90	Uncollectible.
2004		04-37	PP	286	Roger A. Dube	\$26,800.00	\$538.68	Uncollectible.
2005		05-59	PP	286	Roger A. Dube	\$26,800.00	\$293.46	Uncollectible.
2006		06-49	PP	286	Roger A. Dube	\$26,800.00	\$302.84	Uncollectible.
2007		07-36	PP	286	Roger A. Dube	\$26,800.00	\$306.86	Uncollectible.
2006		06-50	PP	502	Richard Vance	\$1,200.00	\$13.56	Uncollectible.
2006		06-51	PP	46	Sharon Morrison	\$1,700.00	\$19.21	Uncollectible.
2005		05-61	PP	329	Joseph G. Gaidis	\$1,500.00	\$16.43	Uncollectible.
2006		06-52	PP	329	Joseph G. Gaidis	\$1,500.00	\$16.95	Uncollectible.
2007		07-36	PP	329	Joseph G. Gaidis	\$1,500.00	\$17.18	Uncollectible.
2005		05-62	PP	551	Peter Terry	\$1,350.00	\$14.78	Uncollectible.
1999		99-05	PP	317	Terrainne Dold	\$20,000.00	\$352.00	Uncollectible.
2000		00-06	PP	317	Terrainne Dold	\$14,243.80	\$224.34	Uncollectible.
2001		01-06	PP	317	Terrainne Dold	\$20,000.00	\$343.00	Uncollectible.
2002		02-07	PP	317	Terrainne Dold	\$20,000.00	\$358.00	Uncollectible.
2003		03-43	PP	317	Terrainne Dold	\$20,000.00	\$385.00	Uncollectible.
2004		04-38	PP	317	Terrainne Dold	\$20,000.00	\$402.00	Uncollectible.
2005		05-63	PP	317	Terrainne Dold	\$20,000.00	\$219.00	Uncollectible.
2006		06-53	PP	317	Terrainne Dold	\$20,000.00	\$226.00	Uncollectible.
2007		07-37	PP	317	Terrainne Dold	\$20,000.00	\$229.00	Uncollectible.
2001		01-07	PP	429	Robin Hunter	\$3,400.00	\$58.31	Uncollectible.
2002		02-08	PP	429	Robin Hunter	\$3,300.00	\$59.07	Uncollectible.
2003		03-44	PP	429	Robin Hunter	\$3,300.00	\$63.53	Uncollectible.
2004		04-39	PP	429	Robin Hunter	\$3,300.00	\$66.33	Uncollectible.
2005		05-64	PP	429	Robin Hunter	\$3,300.00	\$36.14	Uncollectible.
2006		06-54	PP	429	Robin Hunter	\$3,300.00	\$37.29	Uncollectible.
2007		07-38	PP	429	Robin Hunter	\$3,300.00	\$37.79	Uncollectible.
2007	14/55A-1	07-39	PP	2101	Phebe A. Leavitt	\$0.00	\$0.00	The abatement request is denied because the current assessment reflects the legal definition of these parcels as of April 1, 2007. Presently the parcels are in different ownership.
						\$602,123.80	\$9,259.36	

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**Supplement Table**

TAX YEAR	NO.	TYPE	ACCT NO.	MAP	BLK	LOT	SUB	OWNER	TAXABLE VALUE	TAX	REASON
2007	07-06	RE	5524	51	0	5AR	0	Ernest G. & Olga L. Nelson	\$14,290	\$163.62	Property split read as direct.
									<b>TOTAL COMMITTED</b>	<b>\$163.62</b>	

**▪Liquor License and Victualer's License Renewal Applications  
Bridgton Highland Country Club**

**Motion** was made by Selectman Bell to approve the Liquor and Victualer's License renewal; 2<sup>nd</sup> from Selectman Gardner. 3 approve/0 oppose

**▪Road Posting Notice**

**Motion** was made by Selectman Bell for approval of the Road Postings; 2<sup>nd</sup> from Selectman Gardner. 3 approve/0 oppose

**▪Appointment-Bob Bell to the Highland Lake Park Planning Committee**

This issue was postponed to the next Board of Selectman's Meeting.

**b. Legal Matters**

None.

**c. Selectmen's Concerns**

None.

**d. Other Matters**

- Holiday Reminder-Feb. 18 President's Day- Town Offices, Public Works and the Transfer Station are closed.
- **Municipal Quit-Claim Deed.**  
**Motion** was made by Selectman Gardner; 2<sup>nd</sup> by Selectman Bell to approve and sign the Municipal Quit-Claim Deed for Map 13 Lot 77 to release tax liens recorded in Book 4601 Page 54 and Book 6473 Page 136. 3 approve/0 oppose

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

- a. Sewer Committee Recommendation for an engineer
- b. Preliminary review of Sewer System Policies and Procedures

**12. Treasurer's Warrants**

**Motion** was made by Selectman Gardner for approval of Treasurer's Warrants numbered 82, 83, 84, 85, 86, 87, 88 and 89; 2<sup>nd</sup> from Selectman Bell. 3 approve/0 oppose

**13. Executive Session**

**a. MRSA Title 1, Chapter 13, Subsection 405.6.E "Review of Attorneys correspondence where premature general public knowledge would place the Municipality at a disadvantage."**

**Motion** was made by Selectman Gardner to enter executive session per MRSA Title 1, Chapter 13, Subsection 405.6E at 7:15 P.M.; 2<sup>nd</sup> from Selectman Bell. 3 approve/0 oppose

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**13. Executive Session CONTINUED**

**a. MRSA Title 1, Chapter 13, Subsection 405.6.E "Review of Attorneys correspondence where premature general public knowledge would place the Municipality at a disadvantage." CONT.**

**Motion** was made by Selectman Gardner to exit executive session at 7:32 P.M.; 2<sup>nd</sup> from Selectman Bell. 3 approve/0 oppose

**b. MRSA Title 1, Chapter 13, Subsection 405.6.A. "Discussion of matters that if done publicly could affect the reputation of one of the members."**

This item was postponed.

**14. Adjourn**

Chairman Triglione adjourned the meeting at 7:32 P.M.

Respectfully submitted,

Dawn E. Taft  
Deputy Town Clerk

*Next Board of Selectmen's Meeting: February 26, 2008  
March 11, 2008*