

Town Council Meeting
May 14, 2019

Open Town Council Meeting: Councilor Strout opened the Town Council meeting, all Councilor's were present except for Councilor Mark Ketch who was excused. Also present was Town Manager, Melissa Doane.

Review of Minutes: Councilor Strout made a motion to accept the April 30, 2019 Town Council Minutes as presented, seconded by Councilor Lugdon, vote 4/0.

Code Enforcement Officer Dean Bennett: Melissa stated that at the last meeting the Town Council had specific questions regarding 268 Main Street and the allowable uses. Councilor Lugdon added that the property has been problematic for 6 weeks or longer, he asked for what kind of progress was being made. Dean stated that there is a long-standing use for an automobile repair service. When Chris Albert operated his business there it was conforming. When a transfer of business ownership changes the business use must remain the same use and have the same impact that is allowable. When the new occupant, Mackie, came into the office, Dean explained what the approved use was, and it was indicated that the intended use was going to comply. Dean also further explained that a new site plan could be requested of the planning board in the future, for example the selling of automobiles. As this occupant began operation, the property started collecting automobiles that were not being repaired, therefore as defined in State Law and the Bradley Land Use Ordinance as an automobile graveyard, the use is no longer in compliance. He diligently worked with Mackie and the property would improve for a short period then additional conversation was needed addressing the same issue, non-compliance. Dean also stated that he believed there had been an effort by the landlords, Chris and Amy Albert to address these same issues. Chris Albert stated that when Mackie first moved in, they were under the impression that if he was not following the rules they would be contacted. This was true as the first thing Dean did when Mackie started operating his business was contact Chris noting the illegal operation of automobile sales and it was necessary to cease and desist. Chris required Mackie to speak to Dean, which he did and there was immediate action taken. Dean acknowledged the fast action of the landowners, noting that the reason he contacted Chris was because he did not know there was a new occupant of the property and the sign showed up over a weekend. Chris added that since that time, the Town has not contacted them. They had received one noise complaint from a neighbor and the follow up from that complainant was that there was no further issue. The article in the paper triggered the severity of the issue with their names being blasted. Chris has made sure that the changes that are necessary to be compliant have occurred and to ensure that this continues he needs notification of when it is not in compliance preferably with specific dates to document if an eviction is needed. Councilor Lugdon stated that the complaints were issued in a public forum. Mr. Albert understood further explaining that he had spoken to the occupant and the neighbors to work on a resolve, which he believes has occurred, offering his number for a call for any complaint. Melissa stated that when Dean first contacted Mr. Albert about the illegal use, it was reported that the business was being leased to Mackie and Dean was directed to contact him. Therefore, follow up issues would be the same procedure. She also stated that the Town did not put the issue in the local paper, the items that were in the paper were in the minutes of a meeting as was discussed. Mackie stated that he is new to the

process and intends to follow the rules and clean the property, he has been a little overwhelmed with customers and weather. Melissa stated that there is still a large number of cars on the lot, Amy Albert agreed however did look at them and they have valid registration plates. She also added that she had explained to Mackie that if there are not ongoing issues and the property is clean there likely is not going to be so closely monitored. Councilor Lugdon asked if there was anything in the lease regarding noise as there has been complaints issued to the board. Chris and Amy stated that there is nothing about specific hours, with any lease there is mention of a nuisance or violation of Town Ordinance. Councilor Strout asked how often Dean spoken with the occupant. Dean stated he has been on the site 2 to 3 times and Mackie has been in the office several times, he has not been evasive, the issue is that the non-compliance continued to occur in regards to the automobile graveyard, it was therefore necessary to issue an official notice of violation to start the 30 day process. There was further discussion regarding the property use, the complaints, and the notification process, Chris and Amy Albert were present to address the Town with their intent to stay within good standing with the Town and assist with compliance when notified. Dean and Melissa acknowledged that any further issues will be brought directly to their attention. Dean will be reviewing the property on May 22 with a recommendation to the Town Council on further action if needed.

Managers' Report: Melissa reported that she has once again spoken to All States regarding Deer Run Lane, Baker Lane and Ten Road. They have contacted the street sweeper and will be paying for that portion of the Town of Bradley spring sweeping. Once that is complete, they will provide an assessment of what if anything needs to be done.

Melissa has been working with John Milligan Sr regarding necessary culvert and ditching work in Town. John will be leasing a piece of equipment and is going to repair 5 driveway culverts in Carter Woods, a driveway and cross culvert on Elm Street, 2 driveway culverts on Boynton Street, 3 driveway culverts on Cram Street, 1 driveway culvert on High Point Place, 2 cross culverts on High Point Place with additional ditching and cut shoulder build up several places on High Point Place and Cram Street. The Town will be paying for the culvert and materials directly and he will charge by foot for the machine work. Councilor Wade asked if he will be obtaining his own insurance. Melissa stated that they had discussed that he would need to get insurance as required.

Melissa has advertised for the referendum public hearing to be May 28 at 6:30 pm.

Nomination papers were due on May 7, Charles Clemons was the only nominee. The Annual Town Report has been sent to the printers.

Melissa has hired a new Licensed Plumbing Inspector, Phil Stevens from Garland. He will be working per diem for the Town. He has agreed to take 60% of the LPI fees vs the 75% that was taken prior. The remaining 15% will be counted as revenue to the town. If a plumbing license is necessary for the Chemo Pond area, he will take the full 75% to assist with the travel costs.

Melissa has reached out to Chuck Simpson, Regional Manager of the State of Maine Lands in Bradley. They have set a tentative meeting to look at the potential new boat launch site for May 30 at 12:30.

Councilor Lugdon verified that camp owners would be contacted, Melissa stated she emailed Rick Trimm.

New Business: Councilor Strout asked about septic disposal, if a specific disposal site needed to be used. Melissa stated that by law the town has to contract for septage sites, however there is no requirement that the contractor take it to a specific site.

Unfinished Business: Councilor Strout asked how the clean up went. Melissa stated as always it was very busy, however she has not received the tonnage numbers. She was at the site for an hour or so on Saturday and turned a few people away as they had a large quantity of building demo debris that was not containerized. She also discussed with many residents that the fall clean will change with an additional fee and did not receive any negative feedback, only asking if it would be possible to dispose of more.

Municipal Warrants: Councilor Strout made a motion to accept warrant # 79 in the amount of \$3936, warrant #80 in the amount of \$2196.28, warrant #81 in the amount of \$5,542.35 and warrant #82 in the amount of \$121,332.03, seconded by Councilor Lugdon vote 4/0.

Next Meeting: Next meeting was set for May 28, 2019.

Adjourn: Councilor Lugdon made a motion to adjourn seconded by Councilor Wade, vote 4/0.