

## COMMITTEE DATES and TIMES

**\*\*Selectmen's Meetings** : 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month, at 6:00 PM at the Bradford Community Center. Holidays dates subject to change check the website, Bradfordmaine.org

**\*\*The Planning Board**– 3<sup>rd</sup> Monday of the month at 6:00PM at the Bradford Community Center.

**\*\* Recreation Committee** meets the 3<sup>rd</sup> Monday of the month at 6:30 p.m.

**\*\*Bradford Days Committee** will be meeting on the 2<sup>nd</sup> Thursday of the month at 6:30 PM at the Bradford Community Center.

**\*\*Bradford Heritage: Museum & Historical Society**- Hours, Thurs 6 - 8pm, Sat 9 -11am.

By appointment: Peggy Nevells 327-1532

**\*\*Bradford Snow Blazers Snowmobile Club** meets on the 2<sup>nd</sup> Tuesday of the month at 7PM at the Bradford Community Center, September through April.

**\*\*MSAD 64 School Board meetings** are usually the 4<sup>th</sup> Monday of each month at 7PM at the CHS cafeteria. Subject to change

**\*\*Penobscot Ridge Riders ATV Club** meets the first Tuesday of the month at the office of RJ Heating at 7:00PM.

### **Town Office Hours**

**Tuesday - Wednesday – Thursday**

**8:00am - 5:00pm**

**CLOSED Monday and Friday**

### **Library Hours**

**Monday and Wednesday**

**5:00-7:00 PM**

**Saturday – 10:00 AM-3:00 PM**

**Library Phone – 404-3951**

**Librarian Phone – 327-2111**

Town of Bradford  
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# TOWN OF BRADFORD

## ***OCTOBER 2021 Newsletter***

### **NEWS FROM THE TOWN OFFICE**

#### **Dog Registration:**

Attention dog owners you can now come in and register your dog for the 2022 year. If you do not come in and register your dog by January 31<sup>st</sup> you will be subject to a \$25 late fee starting February 1, 2022 and then there is the possibility of being summons by the Animal Control Officer.

#### **Snowmobile Registration Price has Increased:**

Snowmobile season will soon be upon us! The Department of Inland Fisheries and Wildlife has informed the office that there has been an increase to the cost of registering your sled.

Resident Snow (new or renewal)	\$55.00
Non-Resident Snow 3-Day	\$74.00
Non-Resident Snow 10-Day	\$99.00
Non-Resident Season	\$119.00

#### **New Code Enforcement Officer and Local Plumbing Inspector:**

The Town Office would like to introduce our new CEO and LPI to you, Dwight Tilton. He comes to Bradford with 40 years of experience in the field of code- enforcement and plumbing inspections, for the past 14 years he worked in Ellsworth. His office hours will be Tuesday morning 8 to 12 and Thursday afternoon's 12 to 4. Please make him feel welcome.

#### **Event Dates**

- October 30<sup>th</sup> – Hunter's Breakfast 4am to 8am
- October 31<sup>st</sup> – Annual Trunk or Treat Event 6 pm to 8 pm
- November 2<sup>nd</sup> – Election 8am to 8pm
- November 6<sup>th</sup> – Historical Society Fall Dinner 5pm
- November 20<sup>th</sup>- Blood Drive 9am to 2pm
- November 27<sup>th</sup> – Holiday Art, Craft & Vendor Fair
- December 11<sup>th</sup> – Kid's Annual Christmas Party

#### **Grant's and Pray's Septic Service & Construction**

Tel. (207) 564-8037

Tel. (207) 327-1205



Pumping.....Repairs.....Foundations  
Foundation Holes.....Driveways  
Septic System Installations.....Site Work  
Loam.....Gravel.....Sand

# The Vote for Constructing a New Municipal Fire Station is November 2, 2021

By Joyce Dyer, Chair, Future Fire Station Committee

The citizens of Bradford will vote on two articles associated with the construction of a new fire station in town. The first question is to seek approval for a loan of up to \$1.56M with the USDA. The second is to allow the Selectmen to apply for grants, some of which may require matching funds, to offset the costs of construction and equipment for the new facility.

Over the last two years, the Town has invested \$57,117.00 in site survey work, soils testing, architectural drawings and plans and permitting. Federal and state regulations require certain types of permits including a stormwater management permit from the Department of Environmental Protection (DEP) and a permit for an entrance onto a state road from Maine Department of Transportation (MDOT). This work is required to estimate total project costs, qualify for financing and advertise for design and construction bids.

If the warrant article for the loan is approved, it's expected to produce a 5% increase in property taxes. If the article isn't approved, and the town eventually has no fire department, home owners are likely to see a 16% to 61% increase in their homeowner insurance premiums with most experiencing about a 41% increase, according to information provided by Gary Blackwell from Varney-Blackwell Insurance in Corinth.

A public hearing on the proposal for the new fire station was held September 28, 2021 at the Community Center. Gary Blackwell discussed the impact on homeowner's insurance rates should the town have no fire department or chose to contract for services with at least three surrounding towns. ***One resident attending the public hearing stated that the cost of the property tax increase versus the potential increase in homeowner's insurance premiums (if there was no department in town), amounted to paying about "\$10 a month more in taxes OR \$30 more per month in insurance premiums."*** She stated the tax increase made more sense, long term.

Brian Ames of Ames Engineering, who has been working with the town to develop architectural plans, and obtain required permits, reviewed the latest developments for the project at the public hearing. Brian reviewed the progress of the project and the rationale for the decision to move the fire station to the property next to the current Town Office and Community Center. He talked about how the building plans were reduced from 7,470 square feet to 5,760 sq ft and would allow fire station personnel to use the Community Center's kitchen facilities and meeting room space for training rather than include those facilities within the new fire station building.

## MORE REC NEWS

### 2022 News

Next year the Rec Department will be making some renovations to our snack shack / equipment shed building. Some of the things we'll be doing is roof repairs, wall repairs, and shelving. We will be putting this job out to bid once the work list has been compiled. Information on this job will be found starting no earlier than January and will be posted at the store, on social media, and at the town office. Keep an eye out and if you haven't "liked" and "followed" our social media page yet, now is the time to do so.

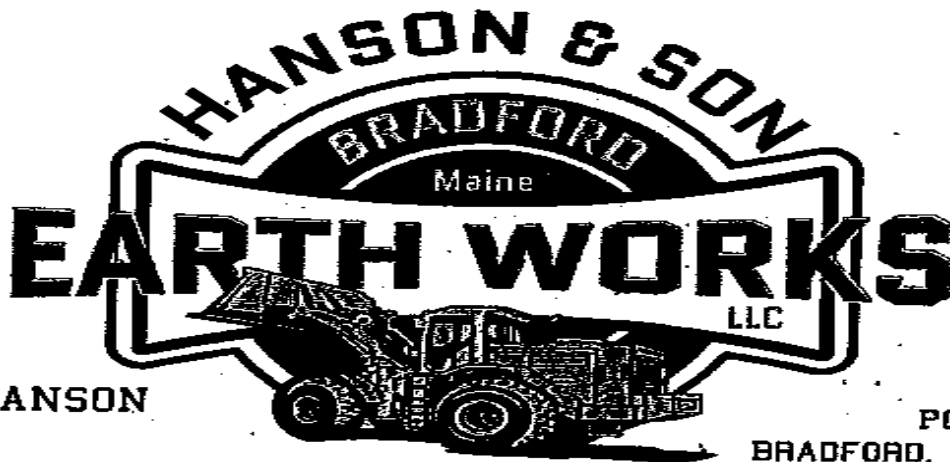
As always, keep an eye on our Community Bulletin Board and our Facebook page for more updates on events as information becomes available. Our Facebook page can be found by following this link: <https://www.facebook.com/BradfordRec>

Are you interested in learning more about what the Rec has to offer the Town of Bradford? Curious to know what we have in store for the kids (and adults) in town? Have suggestions for an activity or have something you want to share? We would love to see you come out to our meetings on the 3<sup>rd</sup> Monday of each month at 6:30 PM at the Community Center. If you can't make the meeting but still want to get your suggestions heard, send us an e-mail at [BradfordRecreation@gmail.com](mailto:BradfordRecreation@gmail.com)

Hope to see you soon!

Bradford Recreation Program

Courtney-Jo Arrants, Chairperson



**ERIK HANSON  
OWNER**

**PO BOX 216  
BRADFORD, ME 04410**

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## **A Message From Your Friendly Neighborhood Rec Committee:**

### **YOGA IS RETURNING (ESTIMATED START DATE: NOVEMBER)**

200-Hour Registered Yoga Teacher returns to Bradford Town Hall for weekly instruction. Classes are just \$5 / person / class and are open and welcome for all skill levels. 14 - 15-year-olds may attend with parental supervision. 16 - 17-year-olds may attend with parental permission. Ages 18+ welcome freely. Stay tuned to the Facebook Rec Page for specific dates as we are still working out the schedule.

### **October 31, 2021: Annual Trunk or Treat Event**

Residents wishing to decorate their vehicle and pass out candy may begin setting up no earlier than 4:30 PM. The event will begin at 6 PM and end at 8 PM. If you would like to participate please send an email to [BradfordRecreation@gmail.com](mailto:BradfordRecreation@gmail.com) or send a message on our Facebook page. This helps us to know how many cars / tables will be setting up to pass out candy. This is an indoor/outdoor event with limited tables inside so sign up fast. We will also be posting a list online of houses who do not wish to attend but would rather pass out candy from their homes. To get on this list please send us a message no later than October 29th.

### **Taekwondo**

There will be no TKD held in Bradford this year.

### **Aikido / Iaido**

These Japanese martial arts classes are held Sunday evenings. Contact Ed Nevells, 217-3272, for more information.

### **November 20th, 2021: Red Cross Blood Drive 9AM - 2PM**

Over the last few years, we've partnered with the American Red Cross to host some very successful blood drives. On November 20<sup>th</sup>, we're doing it again, and this time we are being challenged out of a need to support more patients.

At our most successful drive, we worked together to collect over 20 pints of blood. It is heartening to know that together we have accomplished so much good. I think we can go even further this time. I would like to ask all of us to be a part of increasing our goal to 30 pints collected. Courtney Arrants is leading the blood drive and will be sending out more information soon.

Consider one of three ways to support this blood drive; roll up your sleeve and donate, support those who donate by volunteering, or pledge to support our efforts by posting to your social networks about this great community initiative. There are many ways you can help, but most importantly we hope you come out to donate. Let's make an impact on November 20, 2021 by meeting this new goal and add it to our list of great accomplishments!

### **November 27, 2021: 3rd Annual Holiday Art, Craft, & Vendor Fair**

Saturday from 10 AM – 4 PM we will be hosting our annual holiday craft fair. The craft fair is currently SOLD OUT! There will be 25 booths of crafters to shop from this year so make sure you show your support and come out and say hello!

### **December 11, 2021: Annual Christmas Party**

Come out on Saturday, December 11 from 10 AM to 12 PM to get your photo taken with Santa! There will be games, crafts, and fun to be had for all ages. After Halloween we will be asking for you to sign your children up to ensure Santa knows how many little boys and girls will be attending and can bring enough goodies for all.

***Why is it necessary to build a new fire station?  
Can't the current fire station be rehabilitated?***

Initially, the plan was to renovate the current structure and build a garage for the trucks. The original building housing the current fire station was built in 1847. It was modified over the years resulting in significant structural deficiencies which are documented in engineering assessments dating back to 2007. The costs associated with renovating the building to bring it into compliance with building and fire code requirements as well as the Americans with Disabilities Act (ADA) were difficult to accurately predict given the condition and age of the building. Two independent contractors and Ames Engineering evaluated the current state of the building and each remarked that tearing down the current building and starting over would provide a more predictable cost estimate due to the unknowns associated with renovating such an old building. Following are some of the reasons supporting the decision not to renovate the current fire station building:

1. The correction of structural deficiencies in the current fire station would reduce available space and make it too small to house large fire trucks according to Ames Engineering and the original 2007 Engineering Study identifying the building as structurally deficient. So, if the structural deficiencies of the current fire station are corrected, a new high bay garage to house the large trucks must be built.
2. Adding a high bay garage building next to or behind the current fire station would require the adjacent ball field be relocated due to building site constraints. The ball field was installed with federal grant money. As a result of the federal grant, the town must go through a process to repurpose the ball field property for the fire station. The process requires the town to develop another property for recreational use in town. The cost would range from \$16,000 to \$20,000 for the "Yellow Book Appraisals" of the current ball field site and the proposed replacement site, plus the costs of landscape design and improvements needed to establish the new recreational area. The total cost for this process is unknown.
3. If a high bay garage is built at the site of the current fire station, it would need to be similar in size to the proposed new building at the Community Center site in order to house gear storage, provide for a gear laundry and showers. This is essential to avoid tracking potential debris, blood-borne pathogens and potential cancer-causing material from the garage area into the kitchen/administrative space in the renovated building or to the firefighters' homes and families.
4. In addition to correcting the structural deficiencies of the current fire station building, there are a number of other unknowns including: needs and costs for rewiring, redesign of the interior (kitchen and public bathrooms on the first floor) to make it ADA compliant, additional insulation needs, and potential issues with the foundation, i.e., whether or not it would need replacement.

5. The costs of the engineering and site work are similar and necessary for both options. Maine State law states that any public works project involving engineering with an expected cost exceeding \$100,000 for the completed project requires a registered professional engineer (32 M.R.S.A. §1254). Also, any facility that is a place of employment or public accommodation with a cost of construction or alteration of at least \$50,000 requires a Maine-licensed, certified or registered design professional (an architect, professional engineer, certified interior designer or landscape architect) to certify compliance with Federal Americans with Disabilities Act Accessibility Guidelines. The builder must provide this certification to both the State Fire Marshal's Office and the municipality.

### ***Why will the Proposed Fire Station be located near the Community Center in Town?***

The Future Fire Station Committee discussed the options, costs and expert opinions from both engineering studies and contractors. Building a new facility near the Bradford Community Center was recommended to the Selectmen as the option representing the best value and the most predicible costs for the following reasons:

1. A new facility at the Community Center location would allow fire station personnel to utilize the kitchen and meeting space at the Community Center building rather than incorporate that space into the design. This would greatly reduce costs with a minimal impact to essential fire station operations.
2. The Town already owned the land, so the Town wouldn't need to spend additional money to acquire land. This gives the town an advantage in obtaining financing.
3. In addition to sharing space with the Community Center, the proposed fire station could utilize the well already on site.

### ***Does the Bradford Fire Department Support the building a new fire station near the Community Center?***

Bradford Fire Chief Jesse Young attended the public hearing *with fire department personnel*. Chief Young expressed his appreciation for all the work and support Town leaders have shown for this project and the investment Bradford citizens have made to develop the project. He, and the department, are hopeful the project will be approved November 2.



**Morgan's  
Carpentry & Handyman Services  
100 Station Rd Bradford, ME 04410  
Phone: 327-1609 Cell:659-4687**

## Bradford Heritage: Museum and Historical Society

**PLEASE** don't forget about **our fall dinner on Saturday, November 6.** There will be **speakers to talk about the Civil War and some of our Civil War Veterans who participated in that war.** Hoping to see you all there!

The museum is open Thursdays 6 PM to 8 PM and Saturdays 9 AM to 11 AM and, as always, we look forward to seeing you. If you are not able to make it during our open hours, we will try to set up an appointment for you to come in and do your research.

Any questions can be directed to Peggy Nevells 207-327-1532.



### **H.A. HIGGINS & SON, INC.**

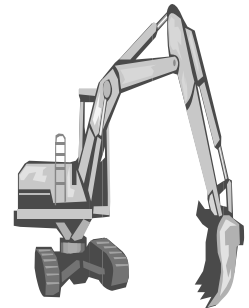
Robert Higgins, President

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**"ONE CALL - WE DO IT ALL"**



## November 2<sup>nd</sup> Articles Being Voted on Town Referendum

All articles are yes or no questions:

**Article 1:** To see if the voters of the Town of Bradford will authorize the Selectmen, on behalf of the Town, to borrow and not to exceed \$1.56 million through the USDA and a General Obligation bond for the construction of a Fire Station on the East Rd. next to the Community Center.

**Article 2:** If Question 1 passes, do the voters of Bradford authorize the Selectmen to apply for grants with or without matching fund requirements for the construction of a Fire Station on the East Rd. next to the Community Center.

**Article 3:** Shall the Town of Bradford authorize the Board of Selectmen to sell the grader on whatever terms they deem reasonable and have all grading work contracted out as needed?

**POLLS ARE OPEN 8AM TO 8PM**



## **Reminders:**

### **2019 Foreclosures:**

15 property owners, that owed 2019 taxes have come in to the office and paid their overdue taxes, thank- you. There are now approximately 20 accounts that are in the foreclosure process please remember that these taxes must be paid by **January 6, 2022** to avoid fore closure.

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### **Thanksgiving Baskets:**

It's hard to believe but Thanks-giving is just around the corner it certainly has been a difficult year for all with everything that has been going on. Hopefully each and every one of us can find with in ourselves and family many thankful things to be grateful for. Unfortunately, there are those who have had to struggle so much more than most of us. If you know of a family who is struggling, or an elderly shut-in please contact the Town Office by November 4<sup>th</sup> so we can have a basket made up for them. Thank you, for your help in this matter.

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### **Bradford Little Angles:**

It's getting close to that time of year again when we need to be thinking about others and not ourselves especially the young children in our community. Bradford's Little Angles will once again be looking for donations of monetary value for our Christmas children. Due to Covid-19 extra care will need to be taken in handling of the gifts. If you plan to donate, please do so **no later than December 2<sup>nd</sup>**. Starting the first of November, you can call the office at 327-2121 with your children's request. Please remember it is for children 12 and younger. Requests will be taken up until December 9<sup>th</sup>. Pick up date is December 22<sup>nd</sup>, by 5pm.

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### **Message from your Fire Chief Jesse Young:**

**Come join us for**

# **Hunter's Breakfast**

## **Saturday, October 30<sup>th</sup> 4 AM to 8 AM**

**At the Bradford Town Hall  
admittance by donation.**

**Sponsored by the Friends of Bradford Fire Rescue.**

We are still looking for new members especially those who would like to train to be an EMT. Stop by on Tuesday at 7 pm, meet the crew ask questions and fill out an application. Please don't forget to get out and vote November 2<sup>nd</sup>. Polls will be open 8 am to 8pm for you to cast your vote. The Future Fire Station Committee put on a great public hearing last month presenting the new station and the information about it. The Fire Department, would like to thank all of the committee members for all your time and energy you have put into this project for our community for the past few years. Residents, please get out and vote.

## ***If this proposal doesn't pass Nov 2, then what?***

The current Fire Station doesn't meet the operational or safety needs of fire station personal. The structural deficiencies of the building pose a hazard for both personnel and the equipment stored in the building. The absence of an exhaust removal system while the trucks are running requires the doors be open which results in wasteful heat loss during winter months. Furthermore, the building doesn't provide basic health and safety needs for the Town's firefighters. Firefighters don't currently have facilities to shower or wash their gear after returning from a call. Finally, if and when it becomes necessary to replace a fire truck, the building will be too small to house it.

The Town has made a significant investment in planning this project, obtaining permits and developing architectural drawings. However, the permits obtained or in progress are only valid for a few years and future Federal or State regulations may require additional permitting. Construction costs are not likely to decrease much in the future, if at all. The USDA loan that the Town is pursuing offers the lowest interest rate available and the most flexible conditions for starting the project. Given all the money the Federal Government is expected to make available over the next year, we are well positioned to apply for grants and "earmarks" through our Senate and Congressional offices. An earmark refers to a part of a federal spending bill that allocates money for a specific project in a specific Congressman's district or a Senator's home state.

The Town may not lose its fire department immediately if the project doesn't pass November 2, but the opportunities for low interest rates and supplemental funding may be missed and the Town has already made a substantial investment in planning for this project. The current facility is not sustainable for Bradford's long-term future. As we learned during the September 28 public hearing, the absence of a fire department in town will likely increase the insurance rates for both homeowners and businesses.



Brian Parker

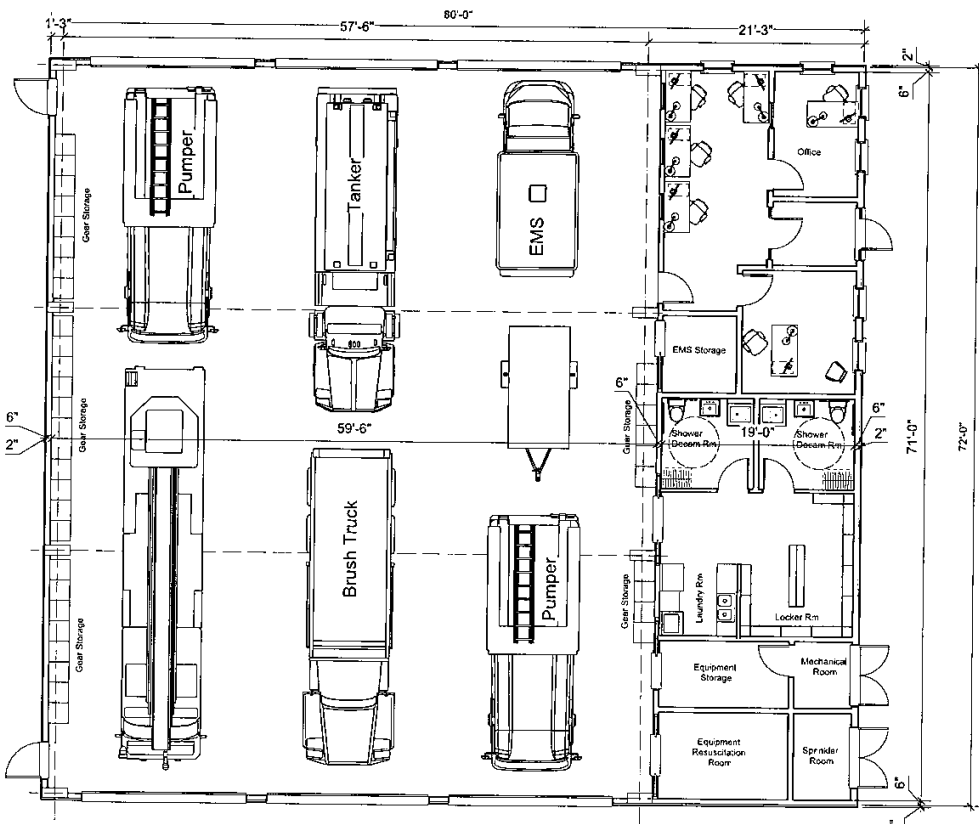
## **Parker Lumber Company Inc.**

**511 Middle Road**

**Bradford, Maine 04410**

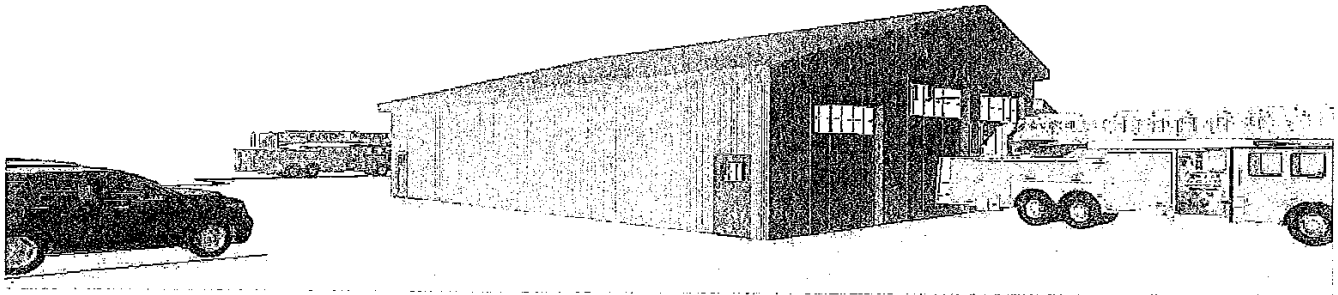
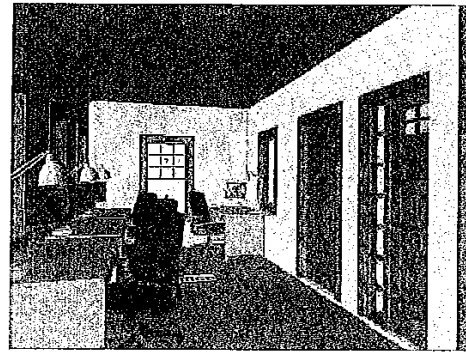
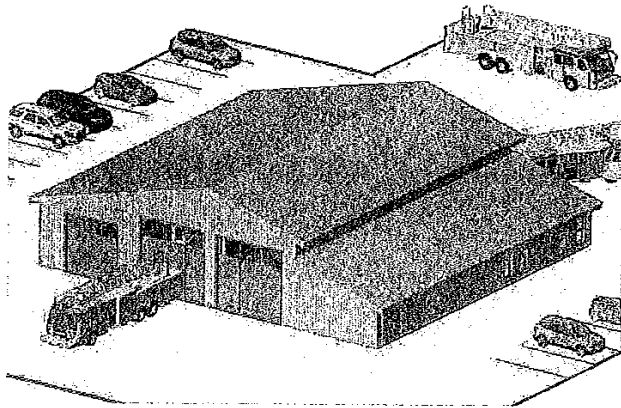
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fax (207) 327 - 1529**



1 First Floor Plan  
Scale: 1/8" = 1'-0"

Project: Fire Station Location: 1234 Main St, Anytown, CA Client: Fire Department Architect: ABC Architects Date: 10/27/2023	
Revision 1. Initial Design 2. Final Design 3. Construction Documents	Date 10/27/23 11/15/23 12/05/23
Drawn By: J. Smith Checked By: M. Jones Title: Floor Plan	Scale: 1/8" = 1'-0" Sheet: A-1 Total: 1 of 1



## DESIGN CONCEPT