

**MINUTES**  
**MADISON SELECT BOARD MEETING**  
**OLD POINT AVENUE MEETING ROOM**  
**108 OLD POINT AVENUE**  
**MONDAY OCTOBER 27, 2025**  
**6:30 p.m.**

**Video link:** <https://www.youtube.com/watch?v=n3ZivVqXaM0&t=1s>

A. **Call to order** - Meeting was called to order at 6:30pm and all saluted the flag.

B. **Roll Call** – All Select Board members were present.

C. **Consent Agenda**

1. A/P Warrants:  
#10 – 10-15-2025 - \$777,545.52
2. Payroll Registers:  
#42 – 10-16-2025 - \$15,762.32  
#43 – 10-23-2025 - \$15,517.05

Motion by Mr. Pike to approve the AP Warrants and Payroll Registers as presented.  
Seconded by Ms. Estes. No discussion. Motion carried 5-0.

D. **Acceptance of the minutes** of the Select Board meeting on October 14, 2025.

Motion by Mr. Pike to accept the minutes from October 14, 2025 meeting as written.  
Seconded by Mr. Bean. No discussion. Motion carried 5-0.

E. **Old Business**

1. Mark Goodwin – Lakewood Cannabis – annual licensing fees

Mr. Goodwin addressed the Select Board regarding his concerns about the medical retail cannabis ordinance passed in October 2024. He was looking for clarification on what is “grandfathered” and under what circumstances. He mentioned one retailer located within the safe zone of the basketball courts in Town. Mr. Goodwin explained that he could also be affected by such a safe zone radius as there is a new day care that will be going into the building behind his store.

He elaborated that there are multiple components to his store: physical, financial, and legal. The physical component represents the structure (building), inventory, patient base, operating hours and cash flow. The financial component is the business value. The third component is the legal piece – a corporate structure, legal framework that any business operates under.

Mr. Goodwin explained that business owners have rights when selling a business or changing the corporate structure or taking on partners. He asked if the business would have to go before the board if he decided to take on a partner. Would he lose his “grandfathered” status if he sold it even if the business would still be operating in the same location?

He outlined a solution that would be acceptable to him: his business would remain grandfathered in its current location; that he would be free to take on partners; expand his business; or sell the business providing it doesn’t close the current location. He agreed that any change in location for his store would require Town approval.

He asked for clarification on what is grandfathered within the scope of the ordinance and understood that the Town set a cap of three (3) operating retail stores. He asked what his rights are operating under the ordinance.

Mr. Bean responded that the number of stores needed to be set and three (3) was the number that was settled on. He offered assurance to Mr. Goodwin that the Town has no intention of causing harm to the existing retail operations, but the ordinance was to provide guidance going forward. He added that the Town could review the ordinance more closely and seek legal advice on what a sale or expansion would look like.

Mr. Goodwin stated he brought it before the Select Board because the ordinance does not offer clarity in those situations. He recognized the need for oversight of locations, like not allowing a store across from an elementary school. He spoke about a “bad actor” who ran afoul of the Town as an illustration to make a point. He mentioned another store who is located too close to the basketball courts and asked if he would be prohibited from selling his store. He stated that these questions are pertinent and relevant because the industry growth has reached a flattening point and the business are now competing with each other for market share.

The Town Manager asked the Town Planner, melanie Weston – who was directly involved with drafting the medical cannabis ordinance – to provide insight. She spoke to the issue of changes in ownership requiring approval by the State as well as the Town. She mentioned that the proper term for the store located near the basketball court was “non-conforming” not grandfathered. She suggested Mr. Goodwin seek counsel from an attorney for what his rights would be under those situations. She wrote down his questions and responded that she would reach out to him by email with answers.

The Town Manager asked Mr. Goodwin if he had any questions about the licensing fees. Mr. Goodwin responded that he hasn’t seen any other towns with license fees as high as what Madison is asking for. Mr. Bean replied that Madison modeled the fee schedule based on surrounding towns.

2. TIF budget allocations (updated spreadsheet) – the Town Manager stated that bills are currently being paid out of the TIF account, and the Select Board needs to vote on the proposed TIF budget. She spoke in response to the question previously raised of “where is the money going.” With an expected amount of about \$70,000 coming from Backyard Farms that the Town would retain under the first tax payment, almost \$45,000

had already been committed to be spent. These expenses included Madison-Anson Days 2025 (based on prior years' TIF allocations), road striping and maintenance, advertising in Kennebec Valley Tourism magazine, matching grant payment, and fire department maintenance at the Town Office building. Of the remaining \$25,000 or so from the \$70,000, lighting equipment for Preble Ave fields for youth sports games will need to be paid. The Town Manager emphasized that none of these expenses had any other source of budgeted appropriation to cover the payments.

Chair Dwyer estimated that the revenue was about \$2,400 short of the TIF proposed budgeted expenses and asked if that could be taken from the remaining \$14,000 from FY 25 matching grant balance that was not previously allocated.

Mr. Wright asked what was happening with the salt and calcium expenses. He expressed concern that he was being directed to utilize his budgeted appropriation of \$55,000 instead of the TIF allocation to purchase salt and calcium in preparation for winter road maintenance, and that there was a chance that the Town would not receive all of the additional TIF funding (BETE reimbursement from the State) anticipated to be paid in December or January.

Town Clerk and Treasurer, Cheyenne Stevens, offered an explanation that money can be spent out of the TIF budget before it is approved – which is what has happened so far this fiscal year. She spoke of the monthly transfer process from the TIF retain account into the operating account from where the expenses are initially paid. She pointed out that Mr. Wright is concerned with the priority of spending, the order in which the money is being allocated, and not with the bank account balance, which is what the Town Manager is concerned about.

Mr. Pike asked Mr. Wright for clarification on his comment that he feels not utilizing the money in the TIF account would jeopardize the BETE money. Mr. Wright asked if we were certain we would be receiving the BETE money. Both the Town Treasurer and the Town Manager responded that we are guaranteed to get that money. The uncertainty is in the date we would receive it.

Mr. Wright followed up with a question on the budget for the Tree Warden as he has taken calls from residents who need trees removed. The Town Manager stated that \$10,000 is being proposed in the TIF budget for the Tree Warden line. Mr. Wright asked when the funds would be available. The Town Manager replied that the TIF budget needed to be voted on by the Select Board, then the remaining balance of available funds would be calculated, and there would likely be about \$25,000 that could be used. She recommended not using all of the \$10,000 right away.

The Town Treasurer suggested moving away from a monthly transfer of funds from the TIF retain account to the operating account and doing the transfer quarterly instead. She said that would alleviate much of the pressure on when approved TIF funds could be spent by the departments.

Motion by Mr. Pike to approve the TIF budget as written. Second by Ms. Estes. No further discussion. Motion carried 5-0.

**F. Items of Communication**

1. Living Well bi-weekly report
2. Town Manager's report on expenses, revenues, and monthly GA – currently at 33.8% (week 17 = 32.7%)
3. Old Point Avenue – security, locks and key box

**G. New Business**

1. Somerset County Commissioners – District 2 Vacancy – municipal officials to vote on replacement Wednesday 11/19/25 5pm at the Somerset County Courthouse
2. Assessors Meeting – Monday 11/10/25 5:30pm at **East Madison Fire Station**
3. Comprehensive Plan Update – discuss roles and responsibilities
4. Policy for hunting on Town-owned property (initial discussion)

**H. Citizen Concerns**

Lisa Wright

**I. Select Board Concerns**

**J. Adjournment**

**NEXT REGULAR SELECT BOARD MEETING  
108 OLD POINT AVENUE  
MONDAY NOVEMBER 10, 2025**

**6:30 p.m.**