

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting. The time, place and purpose of which are as follows:

**MINUTES
BOARD OF SELECTMEN
OLD POINT SCHOOL MEETING ROOM 104
108 OLD POINT AVENUE
NOVEMBER 5, 2018
6:30 p.m.**

- A. **Salute to the flag:** Meeting was called to order at 630pm
- B. **Roll Call:** Selectmen Albert Veneziano, Jack Ducharme, George Elias and David Savage were present. Selectman Ron Moody was absent. Town Manager Tim Curtis, Finance Director Tammy Carrier and Road Commissioner Jeff Wright were also in attendance.
- C. **Consent Agenda:** Warrants Dated: # 11 (10/22/18- \$1,395,266.21), # 12 (10/22/18 - \$2,080.35); Payroll Registers: # 42 (10/18/18 - \$10,660.69), # 43 (10/25/18 - \$10,364.83), # 44 (11/01/18 - \$11,275.04). Motion to approve by Mr. Elias, seconded by Mr. Ducharme. Motion carries 4-0.
- D. **Discuss acceptance of meeting minutes of October 22, 2018:** Motion to accept by Mr. Elias, seconded by Mr. Savage. Motion carries 4-0.
- E. **Old Business** (Selectmen's Concerns from immediately preceding meeting): None
- F. **Items of Communication:** Town Manager Curtis informed the board that Tony Couglar has been hired as a full-time seasonal employee for the Highway Department. He will start the week of November 19th assuming there are no plowing needs beforehand.

The Town Manager shared with the board an Executive Summary of the Feasibility Study prepared for the Anson/Madison Sanitary District regarding the construction of a waste-to-energy facility. The AMSD Board of Directors has received the plan and will have a presentation on the plan at a future meeting.

Consolidated Communication (formerly Faripoint) provided an update on broadband coverage in Madison that shows at least 94% of the town has access to speeds of 7Mbps or higher. That compares to only 15% of the town that had access to that level of service just three years ago. These broadband upgrades put Madison in a competitive position compared to many other communities in Somerset County.

G. **New Business**

- 1. **Public Hearing** to take comment on proposed changes to the Madison Animals Ordinance (Chapter 148): Chairman Veneziano opened the public hearing at 6:35pm. Town Manager Curtis reviewed the proposed changes that came about after a committee recommended creating a process for a property owner to be granted a variance if they felt the rules caused an undue burden.

The Animal Ordinance (Chapter 148) will be altered to change the amount of time a property owner has to respond to a violation from 10 days to 30, and to add section 148-10 to describe the process of granting a variance.

The proposal includes altering the Appeals Board Ordinance (Chapter 7) to include the Animal Ordinance under the Appeals Board purview, and to follow the appeals process already outlined in Chapter 7.

Mr. Elias commented that it seemed confusing to create a variance process to an ordinance that was just passed this year. He felt that effectively weakened the ordinance. The Town Manager said the intent was to give residents the option of appeal through the process that is already in place.

Seeing no further comments, Chairman Veneziano closed the public hearing at 6:42. The Town Manager reviewed the process for enforcement and asked the board to approve the process. Motion to approve by Mr. Ducharme, seconded by Mr. Savage. Motion carries 4-0.

Motion by Mr. Ducharme to approve the proposed changes to Chapters 148 and 7 of the Madison Code of Ordinances and forward to Town Meeting for final approval. Seconded by Mr. Savage. Motion carries 4-0.

2. **Update from Northern Ventures LLC:** Evan Coleman with Northern Ventures/Northern Farms was not present and the Selectmen moved the update to the end of the meeting.
3. **Discuss request for burial at East Madison Cemetery:** Town Manager Curtis explained that the Town had received an inquiry about purchasing a plot at the East Madison Cemetery (near the Boat Landing). In April 2014 the Select Board had ruled that plots will only be sold out of Forest Hills rendering the remaining cemeteries under the Town's authority closed. Finance Director Tammy Carrier, who oversees cemetery lot sales asked if the Board should consider giving this authority to the Town Sexton to determine whether or not there is availability for lots to be sold out of other cemeteries. Ms. Carrier recommended that lot sales be recorded and tracked separately from Forest Hills for all other cemeteries. Motion by Mr. Elias to authorize the Town to sell cemetery lots from cemeteries other than Forest Hills based on the recommendation of the Town Sexton. Seconded by Mr. Ducharme. Motion carries 4-0.

In a separate motion, Mr. Elias moved to authorize the Town to collect funds from sales of cemetery lots outside of Forest Hills and for those funds to be used only for the maintenance of the other 10 cemeteries. Seconded by Mr. Ducharme. Motion carries 4-0.

4. **Ordinance Review: Sewage Disposal (Chapter 303):** As part of the ongoing effort to update town ordinances the Board reviewed chapter 303. Town Manager Curtis said he and the Code Enforcement Officer have reviewed and made the following recommendations: In section 303-4A change the words 'his assistant' to designee. In section 303-5A change 'permit fee of \$20' to refer to the Town Fee Scheduled that is being developed. In section 303-5B-2(c) remove the long list of fees and refer to the Maine Subsurface Waste Water Rules. The consensus of the Board was to move forward with these changes. Town Manager Curtis did not think these changes warranted a public hearing. Motion by Mr. Elias to approve the proposed changes to Chapter 303 and forward to Town Meeting for final approval. Seconded by Mr. Ducharme. Motion carries 4-0.

H. Selectman Concerns: None

- I. Citizen Concerns: A resident from John Street had a question about the process to apply for a variance under the changed Animals Ordinance. The Town Manager explained that a variance would only be considered after a violation notice was issued. That being the case the forms are available at the Town Office.
- J. Executive Session to discuss a personnel matter pursuant to 1MRSA 405(6)(A): Motion by Mr. Elias to enter executive session, seconded by Mr. Ducharme. Motion carries 4-0. The Board entered executive session at 6:55pm.

The Board exited executive session at 7:15pm with no action taken.

Note: The meeting resumed with New Business Item #2.

Evan Coleman arrived at 7:15 and provided an update to the Board on the process of building a strawberry greenhouse on property at the Business Park. He said the process is moving forward but at a very slow pace. There is funding to put together and infrastructure that needs to be built at the park. As part of the funding Madison Electric was awarded a \$300,000 grant from the Northern Borders Regional Commission (NRBC). Town Manager Curtis wanted clarification on when that money was available to MEW. Mr. Coleman explained that the grant is triggered by spending of up to \$1,000,000 on the project. Mr. Coleman explained that the infrastructure spending will be for hooking up power, water and sewer to the site.

Richard Bartlett from the Madison Electric Board of Directors asked about a transformer that MEW purchased for the greenhouse project. Mr. Coleman said that would be paid for either by the grant or directly by Northern Farms.

Selectman Ducharme asked for a timeline on the construction. Mr. Coleman said he was not able to give any specifics.

K. Adjournment: Meeting adjourned at 7:42pm.