

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 AVE SCHOOL MEETING ROOM
August 28, 2017
6:30 p.m.**

- A. **Salute to the flag:** Meeting called to order at 6:40pm
- B. **Roll Call:** Selectmen Al Veneziano, Jack Ducharme, Paul Fortin, George Elias and Ron Moody were present. Town Manager Tim Curtis was also in attendance. Highway Foreman Jeff Wright, Code Enforcement Officer Bob Dunphy, and residents Jeff Lloyd and Steve Kaelen were also in attendance.
- C. **Consent Agenda:** Warrants Dated: #4 (8/14/2017 - \$142,368.08); #5 (8/16/2017 - \$1,261.49); #6 (8/16/2017 - \$3,230.00); Payroll Registers: #32 (8/10/17 - \$12,034.48); #33 (8/17/17 - \$12,297.75); #34 (8/24/2017 - \$10,749.84). Motion to approve by Mr. Ducharme, seconded by Mr. Fortin. Motion carries 5-0.
- D. **Discuss acceptance of meeting minutes of August 14, 2017:** Motion to approve by Mr. Ducharme, seconded by Mr. Fortin. Motion carries 5-0.
- E. **Old Business (Selectmen's Concerns from immediately preceding meeting):** None
- F. **Items of Communication:** Town Manager Curtis reminded the Board that on Monday September 4th the Town Office and the Library will be closed for Labor Day.

The Planning Board meets Tuesday August 29th for the first time since Town Meeting. They will be choosing a chair, vice chair and secretary, and Mr. Curtis will be talking to them about updating the subdivision ordinance, just as the town did with the Site Review ordinance last year.

The board received as information quotes to upgrade Sugarloaf Lane to town standards and the letter that the Town Manager sent to the residents who live on that road about forming an association for road maintenance.

The Town Manager met with members of the Lake Wesserunsett Association to discuss upgrades to the gravel camp roads to help reduce runoff to the Lake. The one town road that the association asked for assistance with was Wesserunsett Road to divert runoff into the woods. The Road Commissioner and Town Meeting will work toward that end this fall.

Mr. Curtis will meet with the Library Trustees to discuss Jacob's Pines and options that the trustees would like to bring to the Selectmen at a future meeting.

At the previous meeting the Selectmen had asked about Skowhegan's revaluation. The Town Manager said from what he has heard the reviews were mixed.

Recently the Maine Development Foundation had a community meeting in Madison with good input from local residents. There will be more opportunity for input in the future as the MDF is working with several other towns suffering the loss of paper mills.

The Town Manager wanted to update two legal actions. The first being a property maintenance court date on September 15, 2017 regarding property issues on 189 Preble Ave. Code Enforcement Officer Bob Dunphy will represent the Town with legal assistance from Ken Lexier.

Mr. Lexier is also representing the Town with an eviction on 5 Locust Street. That may stretch into September/October.

Mr. Ducharme asked about a lien that was placed on a property at the corner of Preble Ave and Old Point Ave. The Town Manager explained that the Town did receive a judgement and placed a lien for a fine of \$15,000 on that property. Soon thereafter the property was foreclosed on by the bank and sold at auction for approximately \$13,000, which was not enough to satisfy all the claims on the property, so the Town did not receive anything for the lien, but the Town is up to date on taxes at that property.

G. New Business

1. **Public Hearing to determine a finding of abandonment for the following properties within the Town of Madison:** Chairman Veneziano opened the Public Hearing at 6:50pm.

497 Main Street (Map 26 Lot 18): This property has been vacant and burned out for several years. It meets 5 of the criteria set by state law as abandoned or dangerous. Just recently (Aug 20) the property has finished the foreclosure process and is in the hands of DiTech Mortgage with representation by a Portland law firm. The Town Manager and Code Enforcement Office recommend a letter of correction to remove all buildings from the property.

64 Ward Hill Road (Map 3 Lot 1): This property has been vacant and meets 5 of the criteria set by state law. The Town Manager and Code Enforcement Office recommend a letter of correction to remove all buildings from the property.

3 Bean Street (Map 21 Lot 145): Current property owner Anthony Shusta was at the public hearing to update the board on the status. He is selling the property to Brian Emery and Mr. Emery has already had people working to renovate the building. The Town Manager recommended that at the very least the Town require an inspection from Code Enforcement before the property could be rented again.

21/23 Nathan Street (Map 21 Lot 50): Both dwellings with addresses 21 and 23 are on the same tax card. This property meets 3 of the criteria set by state law. The Town Manager and Code Enforcement Office recommend a letter of correction to remove all buildings from the property.

Chairman Veneziano asked for any additional public comment. Seeing none he closed the public hearing at 7:05pm.

Motion by Mr. Ducharme to declare a finding of abandonment for the properties at 497 Main Street, 64 Ward Hill Road and 21/23 Nathan Street, and to table discussion of 3 Bean Street until the next scheduled Selectman's meeting, seconded by Mr. Fortin. Motion carries 5-0.

Motion by Mr. Fortin to send a notice to correct to the property owners of 497 Main Street, 64 Ward Hill Road and 21/23 Nathan Street instructing them to remove all buildings from the property and bring the lot to an appearance consistent with the surrounding properties, seconded by Mr. Moody. Motion carries 5-0.

2. **Discuss November ballot language for Marijuana:** The Town Manager offered three options for the board to consider for the ballot to determine the direction that the Town wants to go in regards to retail marijuana. The options were as follows:

Option 1. Shall the Town of Madison PROHIBIT ALL TYPES of Recreational Marijuana Sales as defined by 7 MRSA 2442? Yes No

Option 2. Shall the Town of Madison PROHIBIT RETAIL MARIJUANA SALES (Social Clubs, Cultivation Facilities, Retail Establishments & Stores), BUT ALLOW FOR regulation of Retail Marijuana Testing Facilities ONLY? Yes No

Option 3. Shall the Town of Madison REGULATE ALL TYPES OF Recreational Marijuana Sales as defined by 7 MRSA 2442? Yes No

Motion from Mr. Fortin to select the language in option 1 to put on the November ballot, seconded by Mr. Moody. The consensus of the Board was that this question would give the best direction to the Town. The Town Manager said that there will be a strong effort to bring people to the polls to get the best turnout as possible. Mr. Veneziano clarified that this motion was not an endorsement of prohibition by the board, but rather an effort to put the question before the town to determine the best course of action. Motion carries 5-0.

- H. Selectman Concerns: As a result of a meeting with counsel, Selectman Elias motioned to approve attorney David Silk to file suit against Madison Paper Industries to release the confidentiality provisions on materials relating to the valuation of their property in Madison, seconded by Mr. Fortin. Motion carries 5-0.

Mr. Fortin asked the Town Manager to consider reaching out to the Board of Directors at Madison Electric Works to consider a memorandum of understanding so both boards have a clear understanding of responsibilities regarding debt and contracts outside the normal day to day operations of the Electric Works.

Mr. Ducharme asked for an update to the meeting of local Select Board chairs and school board chairs regarding forming an AOS. Mr. Veneziano said that the districts have assigned members to a task force and that there will be a meeting of the local chairs on September 20th to hear an update on the process.

Mr. Veneziano expressed his thanks to the Madison Anson Days committee for a great festival, and to the Sheriff's Dept for apprehending a driver that swerved through the parade and almost hit spectators on Saturday. The consensus of the board was to draft a letter of thanks to all parties.

- I. Citizen Concerns: Steve Kaelen from Preble Ave asked about removing trailer bed from 189 Preble Ave. The Town Manager said that he and the Code Enforcement Officer agree that the trailer bed should be removed instead of rusting and seeping into the water table. Mr. Kaelen also asked how many buildings were listed at 243 Preble. The Town Manager said he would research and get back to him. Mr. Kaelen also asked about filling pot holes on Preble Ave near his home. The Town Manager said that some work would be done after paving is complete in late September.
- J. Executive Session to consult with legal counsel pursuant to 1 MRSA 405 (6) (e). No action needed.
- K. Adjournment: Meeting adjourned at 7:25pm