

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
108 OLD POINT AVENUE
JULY 9, 2018
6:30 p.m.**

- A. **Salute to the flag:** Meeting was called to order at 630pm.
- B. **Roll Call:** Selectmen Al Veneziano, Jack Ducharme, George Elias, Ronald Moody and David Savage were in attendance. Town Manager Tim Curtis, Road Commissioner Jeff Wright, Code Enforcement Officer Susan Hathaway and Finance Director Tammy Carrier were also present.
- C. **Consent Agenda:** Warrants Dated: #36 (6/25/18 - \$471,025.80), #37 (6/25/18 - \$1,670.61), #38 (6/29/18 - \$26,580.32), #39 (6/29/18 - \$420.30); Payroll Register: #26 (6/28/18 - \$10,318.82), #27 (7/5/18 - \$19,995.10): Motion to approve by Mr. Elias, seconded by Mr. Moody. Motion carries 5-0.

Quit Claim Deeds: Motion to approve a quit claim deed for property located at 160 Whittier Farm Road to Nancy Watters by Selectman Ducharme, seconded by Selectmen Moody. Town Manager Curtis noted that all back taxes have been paid. Motion carries 5-0.

Motion to approve a quit claim deed for property located at 1359 Lakewood Road to Anthony Smith by Mr. Ducharme, seconded by Mr. Elias. Town Manager Curtis said that this property had been foreclosed on several years ago but had not been deeded back after taxes were paid. Current taxes are paid up to date. Motion carries 5-0.

- D. **Discuss acceptance of meeting minutes of June 25, 2018:** Motion to approve by Mr. Elias, seconded by Mr. Ducharme. Motion carries 5-0.
- E. **Old Business** (Selectmen's Concerns from immediately preceding meeting): None
- F. **Items of Communication:** Town Manager Curtis introduced Maddy Theriault a recent Madison High School graduate who is working as an intern in the Town Office this summer. Maddy passed out flyers that she has been working on to communicate several changes in recycling rules.

Town Manager Curtis and Road Commissioner Wright attended the Lake Wesserunsett Annual Meeting this past Saturday. This was an opportunity for residents around the lake to put faces to the names of people at the municipal level.

The Town Manager passed out notices to the Board with the confirmed dates for the hearing before the state Board of Property Tax Review in regards to Madison Paper's appeal. The dates are set for Thursday and Friday October 25 and 26 with the following Monday and Tuesday (10/29 & 10/30) reserved if needed.

30-Day Lien Notices will be mailed out Friday, June 13. The current list has approximately 340 properties.

G. **New Business**

1. **Department Head Reports (Highway, Fire, Code Enforcement, Sheriff):** Road Commissioner Jeff Wright reported that the new Highway Foreman Jay Watt started work today and the crew will be working on projects at Forest Hills Cemetery. There will be paving on Preble Avenue and the Madison

portion of the South Solon Meeting House Road in the next few weeks. Selectmen Elias asked if the Town was going to get back in the practice of striping the middle of the road. The Town Manager said that was eliminated from the budget a few years ago. Selectmen Moody asked if that could be factored in to future budgets.

The report from the Sheriff's Office was received as information.

Fire Chief Don French submitted his report on activities through June. The Town Manager added that the new washer/extractor is up and running at the East Madison station and that the Town has received word that it's grant request for \$45,000 for a new set of "Jaws of Life" extrication equipment has been approved by the Assistance to Firefighters (AFG) program through FEMA.

Code Enforcement Officer Susan Hathaway reported on the progress of some property maintenance issues and updated the Board on the number of building permits issued to date (29). She also mentioned embarking on a project to streamline and update the permit fee structure and will be bringing recommendations to the Board in the future.

2. **Review Selectmen/Assessors Meeting Schedule:** The Town Manager reviewed a proposed meeting schedule with the board through March of 2019. The Assessors meeting on July 23 will allow the board to review the overall town valuation as prepared by Assessor's Agent Shirley Bartlett, and the Assessors will commit taxes on August 13, 2018. The Town Manager also suggested holding Assessors meetings on October 22nd and November 12th before and after the hearing regarding Madison Paper's abatement appeal. The Board accepted the schedule as information.
3. **Finalize Board & Committee Appointments:** Based on the ballots completed by the Select Board at the June 25, 2018 meeting the appointments were completed to the Planning Board, Budget Advisory Committee, Board of Appeals, Board of Ethics and Recreation Committee. There remains five (5) open positions on the Municipal Solid Waste and Recycling Committee. Town Manager Curtis is looking into ways to revamp the MSW Committee.
4. **Discuss Recreational Trail Development (Weston Property):** The Town Manager shared a communication with the Board from Nancy Williams who is the executive director for Somerset Woods Trustees. SWT has applied for a grant from the USDA Forest Service for funds to purchase and develop a trail system on the Weston Property at the end of Weston Avenue. The Weston Family is selling approximately 275 acres. The property is currently in Tree Growth and generates a tax revenue of approximately \$1,000 per year. SWT has offered to pay a percentage of revenues from harvesting the land to the Town as a payment in lieu of taxes. Selectmen Moody asked if there was a plan for trail development that they could look at. The Town Manager said SWT is in the process of developing a plan with maps and so forth. The Town doesn't have to authorize the transaction but SWT is looking for general support from the Select Board. The consensus of the Board that they would like to see more details of the development plans.
5. **Discuss Recommended Changes to Animals Ordinance (Chapter 148):** Town Manager Curtis shared a summary of his meeting with a representative from the Maine Farm Bureau, who had met previously with residents concerned about the ordinance. The resident's concerns were about the process by which the ordinance was passed, conflicts with food sovereignty ordinances allowed by the Town, the amount of time allowed to resolve an issue and the potential fines. The Maine Farm Bureau and the Department of Agriculture confirmed that there was no violation in the process of preparing the ordinance for Town Meeting. It was recommended that the other issues could be solved by creating a way for residents to apply for a variance. The Town Manager said he would encourage input from concerned residents in regards to creating a variance application process.

There were several residents in attendance who commented on the Ordinance. There were concerns about enforcement and whether commercial farms were included in the ordinance. The Town Manager confirmed that the ordinance is focused on animals on residential properties not commercial

farms. Several residents expressed interest in serving on a committee to help develop a process for applying for a variance. The Town Manager will reach out to those who express interest and bring back a list of committee members for the Board to appoint.

The consensus of the Board was to have the Town Manager move forward with this process.

6. **Review of Revenue/Expenses for FY2018:** The Town Manager shared preliminary figures with the Board as to where the fiscal year ended on June 30th. There are still some remaining invoices to be paid. Most categories are being spent out near 100% with the general government account being overspent due to higher than expected Waste Management costs. The Town Manager said after a review of the costs at the front gate and the back gate over the past three years the spike came in November and December of 2017, which would correlate to clean up from the damage done by the storm that knocked out power for nearly a week. The past three months show very little difference in year over year costs. Due to the overspending of the approved budget line the auditors may require a special town meeting to approve the overage.

Mr. Elias asked if the Board could see an itemized breakdown of the costs from Waste Management. The Town Manager said they can provide that information but it may not be clear enough since the debris hauled to the back gate is only calculated by estimate and does not include exact details. The Finance Director and the Town Manager will confirm with the Auditors the next steps to resolve the overage.

The Town Manager said revenue came in about \$120,000 higher than budgeted, mainly due to a stronger than expected collection of vehicle excise taxes.

7. **Approve Cemetery Fees for 2018/2019:** At Town Meeting in June 2018, voters authorized the Selectmen to set the fees for the sale of graves/plots at Forest Hills Cemetery. The Town Manager wanted clarification that a cremation single lot should cost as much as a single grave for a casket, and if the board wanted 100% of sales proceeds to be deposited in the Town's Perpetual Care Account. Currently the proceeds are split 50/50 between Perpetual Care and Lot Sales.

The consensus of the Board was to remove the language of cremation plots until there was a designated cremation section at Forest Hills. Currently the Cemetery Ordinance (Chapter 26) allows for two cremations to be placed in a single grave lot.

The current balance in Perpetual Care is approximately \$200,000.00 and the Town can only spend the interest earned. The current balance of the lot sales account is \$100,000.00 and the Town can spend the interest and principal for cemetery improvements. The consensus of the Board was to continue to allocated 50% of proceeds to Perpetual Care and 50% to Lots Sales.

The Town Manager will bring back an updated document for the Board to sign and will be available to the public at the Town Office.

- H. **Selectman Concerns:** Mr. Ducharme asked if there was water available at Forest Hills. Road Commissioner Wright said that the Highway Crew is working on a fix to make at least one spigot available near the Park Street entrance.
- I. **Citizen Concerns:** None
- J. **Adjournment:** Meeting adjourned at 7:55pm