

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 November 13, 2017 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 and Ronald Moody were present. Selectman Paul Fortin was absent. Town Manager Tim Curtis, Road Commissioner Glen Mantor, Finance Director Tammy Carrier and Town Clerk Kathy Estes were also in attendance.
- C. **Consent Agenda:** Warrants Dated: # 13 (10/23/2017 - \$1,501,697.33); # 14 (10/23/2017 - \$1,859.62); Payroll Register's Dated: # 43 (10/26/2017 - \$10,615.42), # 44 (11/2/2017 - \$ 12,853.25), # 45 (11/9/2017 - \$ 10,289.56): Motion to approve by Mr. Elias, seconded by Mr. Moody. Motion carries 4-0.
- Quit Claim Deed:** Maine Housing Authority 19 Middle Street: Town Manager Curtis reported that the 2014 taxes had been paid in full and the Town needed to properly deed the property back to the Housing Authority because they were the owner at the time of the original lien filing. The current owner is making regular payments to bring all the taxes up to date. Motion to approve by Mr. Elias, seconded by Mr. Ducharme. Motion carries 4-0.
- Liquor License Tardiff Belanger American Legion Post #39:** Motion to approve extension of the Legion's Liquor License by Mr. Ducharme, seconded by Mr. Elias. Motion carries 4-0.
- D. **Discuss acceptance of meeting minutes of October 23, 2017:** Motion to approve by Mr. Elias, seconded by Mr. Moody. Motion carries 3-0 (Mr. Ducharme abstained due to the fact he was not present at the last meeting).
- E. **Old Business (Selectmen's Concerns from immediately preceding meeting):** None
- F. **Items of Communication:** Town Manager Curtis informed the Board that the new rates from the Maine Municipal Health Trust increased just over 2% for most plans. For the portion of the premiums covered by the Town the increase is just a few hundred dollars per year and well within the budgeted amounts.

The Anson/Madison Water District will hold a public hearing next Monday November 20 at 6pm at Old Point School Meeting Room to discuss a potential rate increase. Originally the Town Manager had anticipated a 10% increase, but the legal notice that residents received indicate a 15 to 20 percent increase. The amount that tax payers pay for fire suppression will increase from \$201,000.00 in the current budget to approximately \$225,000.00.

The Anson/Madison Sanitary District is working on their budget for fiscal 2018 which for the District begins January 1, 2018. The District is considering changing their billing for servicing of storm drains which will add an increase to the municipal budget.

The Madison Electric Board of Directors met in October and the Town Manager asked if they were still considering legislative action to change their charter to allow for the ability to borrow money through revenue bonds. The MEW board said they would like to have an article to that effect on the Town Meeting

Warrant in June 2018. The Board of Selectmen would have to hold a public hearing prior to Town Meeting and vote to put such an article on the Town Meeting warrant.

G. New Business

1. **Department Head Reports (Highway, Fire, Police):** Road Commissioner Mantor reported on storm clean up. Selectman Ducharme asked if there was going to be any further pick up of branches that residents put out by the road. The Road Commissioner said they crew collected a good amount on Monday November 6, but there are not currently plans for the Highway Department to go back out and pick up anything more than just leaves.

Mr. Elias asked if there were plans to stripe River Road. Mr. Mantor said that there is not funding for it.

Mr. Ducharme asked if the Road Commissioner was pleased with the work of paving contractor Bard Paving. Mr. Mantor said he was okay with the work, but it was not as good as last year.

Fire Chief Don French provided a written report on activities in October and a summary of man hours and equipment hours submitted to the County to assess the cost of the recent wind storm on October 30, 2017. The Board accepted both the Fire and the Sheriff's Department report as information.

2. **Discuss results of Local Referendum on Retail Marijuana:** The Town Manager reported on the close vote on the local referendum in favor of prohibiting retail sales of marijuana 445-421. The Board is now bound to take some action. Either at regular Town Meeting in June 2018 or to take more immediate action on a prohibition ordinance at a special Town Meeting.

The results of the vote do not change any status for medical or personal marijuana use in private. The state is still in process of creating regulation and the legislature may extend the statewide moratorium past the February 1, 2018 deadline.

It was the consensus of the Board to bring a draft prohibition ordinance for their review at a future meeting.

3. **Discuss Forest Hill Cemetery maintenance (water/stones/roads):** A committee made up of Selectman Elias, Tammy Carrier, and Cemetery Sexton Mike Ricker met with Kevin Sargeant with Sackett and Brake to begin the process of developing a new section of Forest Hills to accommodate the wishes of the residents who sold the additional land to the Town. Sackett and Brake will create the plan, design and stake out the new road and plot locations for a quoted price of \$1,750. Motion from Mr. Ducharme to approve the \$1,750 to be paid from the Cemetery Trust, seconded by Mr. Moody. Motion carries 4-0.

The Town Manager mentioned that the Highway Department has been trying to chase down a leak in the spigots at Forest Hills. During the summer months while the water is always on, the Town received a bill as high as \$400 from the Water District. The plan to alleviate the leak is to reduce the number of spigots from 10 down to just 2.

Tammy Carrier and Mike Ricker are also working on a plan to address issues such as sunken graves, tipped and broken stones. The plan will come back to the Board with recommendations for funding.

The Town Manager also mentioned that in their research, the Town Office found that there are actually two ordinances that pertain to cemeteries (Chapter 26 & Chapter 532). In Chapter 532 there is a detailed list of all the charges pertaining to grave openings and the sale of lots. More discussion would take place under item #6 Ordinance changes.

4. **Discuss Road Name (Georges Drive):** According to 911 Addressing Officer Bob Dunphy the property on Map 7 Lot 18-1 has two dwellings on it which requires a road name. The owner has

requested Georges Drive. Motion by Mr. Elias to approve the name Georges Drive on Map 3 Lot 18-1 as a private road not to be maintained by the Town, seconded by Mr. Moody. Motion carries 4-0.

5. **Discuss AARP Age Friendly Communities:** Somerset Public Health would like to submit a mass application on behalf of the County for membership with AARP's network of Age Friendly Communities. Benefits would include resources and support for senior residents. Motion to submit a letter of interest for membership in AARP's network of Age Friendly Communities by Mr. Elias, seconded by Mr. Moody. Motion carries 4-0.
6. **Discuss Proposed Ordinance Changes for 2018 Town Meeting:** The Town Manager reviewed a list of ordinances that need to be updated. An update would require a public hearing and Town Meeting approval. Mr. Curtis noted small changes need to be made to Chapter 189 Excavations and Chapter 484 Site Review. The Planning Board is currently reviewing Chapter 490 Subdivision and should submit changes in the spring.

A significant amount of work needs to be done to combine two cemetery ordinances into one. Also a major overhaul of Chapter 702 Smoking on Town Property, and Chapter 148 Animals.

The consensus of the Board was to schedule workshops during upcoming meetings to focus on each ordinance update and then schedule public hearings in the spring leading up to Town Meeting in June.

The Town Manger also discussed with the Board the differences between a closed warrant article and an open warrant article as there had been confusion in the past.

7. **Discuss Town Owned Properties:** The Town Manager updated the board on the properties on Naomi Avenue that had been issued a Notice to Correct to tear down. Some progress had begun at 25 and 29 Naomi, but not much has changed at 21 Naomi where a tenant still resides even though the property has been deemed uninhabitable by the Code Enforcement Officer. The Sheriff's Department and the Fire Marshalls Office are also looking into what needs to be enforced.

The property owner has 90 days to remove the property at 21 Naomi, the Town Manager recommends having an attorney work to get authorization from a judge before the Town moved to demolish the house.

At 5 Locust Street the Town Manager has received quotes for asbestos siding removal, demolition and waste removal totally approximately \$11,500.00. Asbestos removal must be done by a licensed contractor and must be done before demolition. Motion by Mr. Ducharme to authorize the Town Manager to spend up to \$11,500 from the Foreclosure Fund to remove the house, seconded by Chairman Veneziano. Motion carries 4-0.

At 64 Ward Hill Road the property owner has complied and torn down the abandoned house.

At 497 Main Street the bank has walked away from foreclosure and currently the owners are working to sell the property to a neighbor who has agreed to tear the buildings down.

On Nathan Street the property owners have met with Code Enforcement to see about tearing down the buildings. He is checking to see if the property is in the flood plain to determine whether or not to build another building in its place.

The resident at 180 Whittier Farm Road has been making regular payments in an effort to get out of foreclosure. The Town Manager confirmed that the land value makes the tax payments challenging as it is a full acre on the lake.

At a previous meeting the question was asked why the Town continues to assess taxes on properties that have come into foreclosure. The Town Manager checked with the Town Clerk who said past

practice was that unless the property was transferred into the Town of Madison's name they would continue to accrue taxes. It was the consensus of the Board to have 51 John Street, 5 Locust Street and Sugarloaf Lane into the Town's name and stop accruing taxes.

H. **Selectman Concerns:** None

I. **Citizen Concerns:** A resident from Naomi Avenue expressed his frustration that even though the Selectmen have required a property to be torn down and that Town Code Enforcement Officer has declared the property to be uninhabitable, there is still someone living in that house.

The Town Manager said that his understanding is that if the property owner did not care if the tenant was there that the Town was limited in being able to remove them. However Mr. Curtis said that he would bring the Code Enforcement Officer out to see if there are any other permitting violations to enforce.

J. **Adjournment:** Meeting adjourned at 8:25pm