MINUTES
MADISON SELECT BOARD MEETING
OLD POINT AVENUE MEETING ROOM
108 OLD POINT AVENUE
MONDAY JULY 28, 2025
6:30 p.m.

Video link: ***https://www.youtube.com/watch?v=Q6KPr3z-95w***

A. **Call to order** and salute to the flag. 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:
   #39 – 06-30-2025 - $49,755.33 (FY25)
   #01 – 07-14-2025 - $796,443.11 (FY 26)

2. Payroll Registers:
   #29 – 07-17-2025 - $ 19,886.76
   #30 – 07-24-2025 - $ 19,254.57

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

3. Qualified Catering Permit (Special Event) application for Doom Forest Distillery LLC at Fairy Tale Gardens, 1619 East Madison Rd, Madison on 10/04/2025

   Motion by Ms. Estes to approve the application for special event permit for Doom Forest Distillery LLC for October 4, 2025. Seconded by Mr. Pike. No discussion. Motion carried 5-0.

4. BYOB Special Event application for Snyder Events LLC, dba Lavender Haze Bartending at Fairy Tale Gardens, 1619 East Madison Rd, Madison on 10/11/2025

   Motion by Ms. Estes to approve the application for special event permit for Snyder Events LLC dba Lavender Haze Bartending for October 11, 2025. Seconded by Mr. Pike. No discussion. Motion carried 5-0.

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

Motion by Mr. Bean to accept the minutes of July 14, 2025 meeting as presented. Seconded by Ms. Estes. No discussion. Motion carried 5-0.

E. **Old Business**

1. Simple Twist Cannabis Company follow-up (court 7/24/25) – The Town Manager and the Code Enforcement Officer, Jeff Drew, attended the court hearing on July 24th with the Town's Attorney, Ken Lexier. The Town is the plaintiff in this case and Daniel Safranek is the defendant, also named with Simple Twist Cannabis Company (STCC). The judge issued her ruling later that day ordering Mr. Safranek to cease all operations related to selling cannabis products from his shop (STCC). Additionally, she ordered him to pay the Town's legal fees and fines of $300 per day since April 18th. The Sheriff's Office is aware of the court order for Mr. Safranek to cease and desist. The Town is in a waiting status to see what the next steps will be. The Town now has only four licensed medical cannabis shops, bringing us closer to the maximum of three allowed in code.

2. Safe Zone signage – the Town Manager needs to do more research on what language is acceptable with the Department of Public Safety. Tabled for now.

3. Personnel Policy review – Initial introduction only. Select Board members were requested to review the proposed changes and be prepared to start discussing this at the next meeting. The policy will be reviewed in sections over several meetings. The Town Manager was asked to share the marked-up version so all members and department heads could see the proposed deletions and additions.

F. **Items of Communication**

1. Living Well reports – Cheyenne Stevens met with Kurt Belevance of KVCAP to discuss transportation for 1 Madison Avenue residents and the cost per trip to the individuals.

2. Town Manager's report on expenses, revenues, and monthly GA – currently at 11.7% (week 4 = 7.7%) – several large expenditures in the first two warrants of the month have pushed the percentages higher than the weekly anticipated percentage. The report for July GA is not yet complete.

3. A4TD update – The federal funding has not yet been released. The participants are still on furlough, and the employees will be on furlough as well effective August 8th.

G. **New Business**

1. Mobile Vendor Ordinance – Madison's planner, Melanie Weston presented the revised ordinance that had been approved by the Planning Board in July. The latest revisions take into account the public concerns about the lengthy process if the applications had to go before the Select Board. It was decided to have applications go to the Code Enforcement Officer and the Town Clerk for approval instead. Additionally, clarification was added for distinguishing between commercial and private property. Mr. Pike asked if the CEO was going to respond within 30 or 10 days. Ms. Weston will correct the proposed ordinance to read 10 days. The Select Board had no further questions or concerns at this time and agreed to bring it to a Public Hearing. Date TBD.

2. ~~Acadia application for Outpatient Substance Use Disorder Treatment Program –~~ **TABLED** – Acadia is not ready to present their application at this time.

3. Memorandum of Understanding with MSAD #59 – The Town Manager presented an MOU draft between the Town of Madison and MSAD #59 for collaborative use of Town and School facilities. Superintendent, Ryan Arnold stated that Tim Curtis, Denise Ducharme, Danny Morshead and he had worked out the details and the School Board had already approved the MOU. The Town Manager requested a vote from the Select Board to authorize her to sign the MOU.

   Motion by Mr. Bean to authorize the Town Manager to sign the MOU with MSAD #59 regarding use of facilities and properties. Seconded by Mr. Martins. Ms. Estes asked if the Town would be charged for using the school facilities, based on the MSAD #59 Facility Use Agreement. The Town Manager explained that the Town would not be charged, that "for profit" entities would be charged the usage fee. The question of liability was raised and answered that the school's insurance would cover any school related incidents and the Town's insurance would cover any Town related incidents (recreation program). No further discussion. Motion carried 5-0.

4. Fire Chief concerns with AMS callouts for lift assists – Chief French explained that Madison Fire gets toned out to assist the ambulance crew when they need help bringing a patient from the second floor, lifting them from the floor, helping them out to the ambulance, etc. Since January 1st, there have been 37 callouts for lift assists. When the Fire Department gets toned out, there is no way to control who or how many respond to the calls. They all have to be paid for responding, and to date that amounts to roughly $2,400 in payroll costs. The Madison Fire Department will continue responding to these calls as needed. Chief French is asking for financial relief to help cover the payroll costs associated with the firefighters responding to these callouts.

   Chair Dwyer responded that all Select Board members are also members of the Ambulance Board and will bring it to the full Ambulance Board at a future meeting.

H. Citizen Concerns

Teddy Dyer – East Madison Dam – lake levels – Mr. Dyer started by introducing himself and thanking Jeff Wright for his responsiveness to the citizen's concerns. The low lake levels restrict the lakeside residents from some activities, like boating, because they cannot get their boats into or out of the docking areas. The East Madison dam was allowing a lot of water to run into the Mill Pond, further reducing the lake level. The Road Commissioner was able to close the dam to retain that water, but that leaves the Mill Pond fairly dry now. They are asking that the Town allow the lake levels to come up as high as they can and flow over the spillway. They want to maintain the ability for the lakeside residents to have water access to their properties.

Mr. Wright stated that he closed the dam gate completely on July 22nd, where the water level was at 4 inches. Once he closed the gate, the water level dropped to 6 inches below the spillway. Today the level is at 7 inches below the spillway. He said there is evaporation that is causing the water level to continue dropping, and not much for springs that feed the lake to replenish the water.

Chief French asked if the Lake Association could monitor the intake and water levels. Mr. Dyer suggested the Lake Association has other concerns that take priority. Eric Lahti spoke about the lake being at normal elevation above sea level right now. Mr. Dyer commented that the problem became acute for the landowners because the gate was open allowing water to spill over into the reservoir during the time period leading up to the high heat days. Mr. Wright remarked that historically the gate has been open an inch or two to keep the water flowing into the Mill Pond because there is wildlife habitats that rely on that water and the residents around that area enjoy seeing that wildlife.

Mr. Dyer asked about the tax revenues received from the properties on Lake Wesserunsett and the 201 area, and what overhead was required of the Town for those properties. He mentioned that they don't have Madison Electric or town plowing to keep their streets open in the wintertime. He stated that they have their own group that plows and maintains the roads in to allow for emergency vehicles to get in when necessary. Mr. Wright corrected him by letting him know certain roads are plowed by the Town and that those roads that are built to Town specs will continue to be plowed by the Town. Mr. Bean stated that Madison Electric did try to extend their utility to the East Madison area, but that Central Maine Power would not relinquish their rights to MEW.

Nancy Gonska spoke about owning two properties where Lakewood Theater is, one property at the mouth of Hayden Brook. Many years ago, she hired a contractor to put rocks in front of her cottage to protect from the water level. Now she has no water in front of her cottage and a dock that goes out 30 feet that is sitting on sand. She expressed frustration that she cannot get her boats into the water, especially where she pays a very substantial amount of property taxes.

Ben Walker spoke also as a resident on the other side of Hayden Brook. There are golf balls coming down the brook from the golf course, and a delta has formed in front of his property as a result of the major rainstorms the last few years. He asked that the Town be mindful of the lake level and not open the dam gate if there's been no rain.

I. Select Board Concerns

Mr. Martins suggested the Select Board be mic'd up at meetings to allow the audience and public watching the videos to hear what is being said.

Mr. Bean reminded all that there will be a building committee meeting on Wednesday at 4pm in this meeting room. The building committee is moving forward with the money that has been appropriated to help improve the buildings.

J. Adjournment

Motion by Ms. Estes to adjourn. Seconded by Mr. Bean. Motion carried 5-0. Meeting adjourned at 7:15pm.

NEXT REGULAR SELECT BOARD MEETING
MONDAY AUGUST 11, 2025
EAST MADISON FIRE STATION
1110 EAST MADISON ROAD
6:30 pm