MINUTES
MADISON SELECT BOARD MEETING
EAST MADISON FIRE STATION
1110 EAST MADISON ROAD
MONDAY AUGUST 11, 2025
6:30 p.m.

Video link: *https://www.youtube.com/watch?v=JpP5jF9SQ0I*

A. **Call to order** – meeting was called to order at 6:28pm and all saluted the flag. Chair Dwyer announced that there would be an emergency executive session at the conclusion of the public meeting and apologized for the short notice.

B. **Roll Call** – All board members were present.

C. **Consent Agenda**

1. A/P Warrants:
   #01 – 07-15-2025 - $796,443.11
   #02 – 07-29-2025 - $217,386.45
   #03 – 07-29-2025 - $3,079.47 (Library)

2. Payroll Registers:
   #31 – 07-31-2025 - $20,415.03
   #32 – 08-07-2025 - $16,875.44

   Motion by Mr. Pike to approve the A/P Warrants and Payroll Registers as presented. Seconded by Mr. Bean. Mr. Martins asked why the payroll #31 was about $4,000 higher than the following week. Payroll #31 included summer rec employees. No further discussion. Motion carried 5-0.

3. Cemetery Perpetual Fund Withdrawal (Cheyenne has details)

   Motion by Mr. Pike to approve a withdrawal from the cemetery perpetual fund in the amount of $3,135.00 to help pay for the paving project at Forest Hills Cemetery. Seconded by Mr. Bean. The Town Manager stated that the Town approved $17,000 in capital expense but the project came in at $20,135.00. Motion carried 5-0.

D. **Acceptance of the minutes** of the Select Board meeting on July 28, 2025.

Motion by Mr. Bean to accept the meeting minutes from July 28, 2025 as presented. Seconded by Mr. Pike. No discussion. Motion carried 5-0.

E. **Old Business**

1. UPDATE - Simple Twist Cannabis Company and Daniel Safranek – the Town Manager reported that the Somerset County Sheriff's Office, acting as the law enforcement arm for the Town of Madison, conducted a raid at Simple Twist Cannabis Company and Mr. Safranek's residence, arresting Mr. Safranek and seizing the majority of his products. He was left with the legally allowable amount of flowering (or non-flowering) plants for personal use and possession. The Code Enforcement Officer confirmed that the Open and US flags were no longer outside the building at 97 Lakewood Rd.

2. Personnel Policy Review – Sections I, II and III – the Town Manager presented sections I, II and III of the personnel policy from January 2023 along with the recommended additions from attorneys Matt Tarasevich and Paige Eggleston of Bernstein & Shur. She noted that there have been several significant changes in employments laws since the adoption of the current version, including the Pregnant Worker and Paid Family Medical Leave Acts. As Town Manager, she recommended that the personnel policy be reviewed for updates at least every two year to remain current with employment laws.

   Jeff Wright weighed in with several concerns regarding the reference to Supervisor but a lack of reference to Department Head. The Town Manager reminded him that only the Highway Department has a Supervisor (Foreman) and all other Department Heads are their department Supervisors. The Chair suggested that "Department Head" be added in addition to Supervisor.

   Additional concerns involved the Absence for Religious Purposes section, especially as it related to the highway department in the wintertime and snowplow drivers are needed to clear roads. The last line in the paragraph should cover that: "without undue hardship to the department."

3. Building Committee Report – members of the Building Committee met on July 30th at the Old Point Avenue meeting room to discuss updates on pending quotes and projects. KVCOG is working on a community resilience grant for heat pumps and new windows at the municipal building (town office/fire station) and the Old Point Avenue building. The library ramp project was still waiting on quotes. All highway repairs have been done with in-house personnel. The Fire Chief asked what was happening about a new fire station in town. Mr. Bean reported that he has reached out to our congressional delegation offices for grant information. The next meeting has not yet been scheduled. When the subcommittees have items to report, the building committee chair will call the next meeting. The full meeting minutes are attached.

F. **Items of Communication**

1. Department Head Reports for July
   a. Code Enforcement
   b. Fire
   c. Highway
   d. Library
   e. Recreation
   f. Sheriff

   Mr. Wright reported that the Dylan Stefani from Somerset Health had asked to go over the town-owned properties in preparation for updated signs. There will be sign changes

within the next month or so for drug free and smoke free zones to be in compliance with our no smoking ordinance.

Mr. Bernard asked about the paving project on Route 148 (Main Street and White School House Road) and who was responsible for paving or resetting the manhole covers for water and sewer. Mr. Wright responded that once the paving of 148 was done out to Clough's Corner, the paving company would slope the new pavement and the sanitary and water districts would raise their basin structures to be even with the new pavement.

2. Living Well reports – the garden at Main Street park is doing well. Cheyenne Stevens has been invited to participate in an age-friendly housing workshop presentation in Bangor to speak on the housing options in Madison.

3. Town Manager's report on expenses, revenues, and GA
    a. FY 25 – finished at 94.4% (week 58 post-FYE)
    b. FY 26 – currently at 11.6% (week 6 = 11.5%)

4. MMA communications
    a. Madison-Anson Days flyer with event schedule – the Town Manager announced that Chair Dwyer and Vice-Chair bean would be judging the parade with Chief Deputy Michael Mitchell. The Town Clerk will get them a list of the parade floats.

    b. NEW Guidance on Public Comment at Board Meetings – no action needed, just sharing information.

    c. MMA Annual Convention in Bangor October 8th and 9th – the Town Manager explained that the Select Board should nominate or appoint a voting delegate to have a vote at the annual convention in October.

        Motion by Ms. Estes to appoint the Town Manager, Denise Ducharme, as the voting delegate for the 2025 MMA convention. Seconded by Mr. Pike. No discussion. Motion carried 5-0.

G. **New Business**

1. Cemetery Restoration Bid Notice – the Town Manager presented a draft of notice for bids on cemetery restoration and repairs for Leakos, E. Thompson, and W. Walters (Barron Corner) cemeteries. Bids should be returned to the town office by September 8th to be opened at the Select Board meeting that night with hopes that the work can be done this fall.

    Motion by Mr. Pike to post the cemetery restoration bid notice as described with a return date of September 8, 2025. Seconded by Mr. Bean. Ms. Estes asked how this would be funded. The Town Meeting authorized a capital budget of $25,000 for additional cemetery restoration in the FY 2026 budget. Mr. Bean explained that these cemeteries are three of the oldest cemeteries in town in dire need of respect and dignity. No further discussion. Motion carried 5-0.

2. ATVs at the Nathan Street Boat Landing – an unnamed citizen reported that there has been a great deal of ATV activity at the Nathan Street boat landing and trails, even though it is clearly marked “No ATVs”. He also mentioned that people have been camping down there and leaving messes behind. Finally, he was concerned that people are in and out of there at all hours of the night and that the Town should consider putting in a gate and locking it. Ms. Estes was concerned that if a gate was put in, how would people with lights on their boats be able to return to the boat landing from the river and leave. Mr. Wright was concerned that it is a public road and that is should remain open, especially for emergency vehicles to access. Mr. Bean asked the Town Manager to reach out to Sheriff Lancaster and add Nathan Street to the late night rounds of the patrol deputies.

   Mr. Martins mentioned that several residents have come to him with concerns about the speed of the ATVs as they travel on town roads. The Town Manager suggested getting a group together to outline rules and guidelines so the Sheriff’s Office would know what is okay and what is a violation of local code because it is not clear right now. The group should include the Road Commissioner, the Code Enforcement Officer, a member of the Select Board, a SCSO deputy, and the Madison-Anson ATV Club trail master, Jeff Ireland. Ms. Estes asked if there are signs that indicate where it is acceptable to drive an ATV in town. Jeff Wright and Jeff Ireland did put out signs. The Town Manager reminded the Select Board that they have the right to revisit the ATV access routes at any time.

3. Madison Gateway Business Park Committee – the Town Manager read section 3.1 from the “Declaration of Covenants, Conditions, and Restrictions for the Madison Business Park.” A member of the Madison Electric Board had requested that the Select Board appoint the MEW Board to be the Madison Business Park Committee to oversee the business park applications and plans for development within the business park. She urged that the Select Board use caution in assigning authority to one entity alone to have responsibility for making all decisions, and that it should be a committee of the interested parties or stakeholders as a group, including a member of the MEW Board, the Select Board, the current business owners within the park, and the Planning Board or Code Enforcement Officer at a minimum.

   Mr. Dick Bartlett spoke as to why the MEW Board would be a good option to be the committee – they would always exist, there would be a diverse group of people, and they were the original driving force behind the business park. It wasn’t until the attorney for Acadia requested an estoppel from the covenant that MEW realized there were covenants at all.

   Mr. Bean and Ms. Estes recommended creating a group of stakeholders and coming back to the Select Board with a plan for moving forward with the Madison Business Park committee.

4. Evan Coleman, EPEC proposal, Madison Business Park, Lot 3 – Mr. Coleman is interested in creating a transfer station on his lot in the Madison Business Park that would collect household waste or construction and demolition debris. Such waste would

be trucked to a facility in Orrington, Maine where it would be converted to energy. The Orrington facility is co-owned by Mr. Coleman and the Town of Orrington who was represented by Chris Bankman (Orrington Town Manager) and Alan Elkan (Orrington Select Board member). He explained that the investors of EPEC have spent millions of dollars in projects in Madison, including solar and battery storage, and the two lots in the industrial park that were going to be used for a different project. That didn't happen but they retained ownership of the lots and have spent about $200,000 to clear the land, update permits with DEP, electric service, etc. They are in the very early stages, trying to evaluate whether it should be developed or not, making sure the Town heard about the project from EPEC directly.

Chair Dwyer asked how big the proposed building would be. Mr. Coleman replied that it would likely be about 5,000 to 10,000 square feet. Mr. Bartlett asked if EPEC had reviewed the list of prohibited uses within the business park. Mr. Coleman replied that they are in the "due diligence" process now.

5. Quit Claim Deed for paid up taxes on Acct 1373 – Ms. Stevens requested a quit claim deed for property account #1373 that had previously been foreclosed upon. There was a payment arrangement in place to keep them in the home, and they paid the balance off a month early. The owners of account 1373 will be signing up for the 2025/2026 tax club to avoid this situation in the future.

H. Citizen Concerns

Mark Doty expressed thanks for the Select Board coming to East Madison for the meeting.

I. Select Board Concerns

Mr. Martins requested that the speed limit sign on Preble Avenue by the ball fields should be moved so that the increased speed does not take effect until drivers are south of the entrances of the recreation area, headed towards Ward Hill Road from Old Point Avenue. Mr. Wright will move the existing sign an additional 700 feet towards Ward Hill Road (2200 feet plus 700 feet from Old Point Ave). The Town Manager will research if this requires a Town Meeting approval or a Public Hearing.

Mr. Bean wanted to extend thanks to the Recreation Director, Danny Moreshead, for a good job on the new building at the Main Street park. It will be a great warming and cooling station.

Chair Dwyer advised the new board members that MMA offers training on a myriad of topics to help us all govern better. If there is anything they want to attend, let the Town Manager know.

J. Executive Session

Discuss personnel matter pursuant to 1 MRSA § 405-6(A)

Ms. Estes made a motion to enter executive session according to 1 MRSA § 405-6(A) to discuss a personnel matter. Mr. Pike seconded. Motion carried 5-0. Select Board entered executive session at 7:40 pm.

The Select Board exited executive session at 7:57 pm. No action was taken.

K. Adjournment

Motion by Mr. Bean to adjourn. Seconded by Mr. Pike. Motion carried 5-0. Meeting was adjourned at 7:58pm.

NEXT REGULAR SELECT BOARD MEETING
108 OLD POINT AVENUE
MONDAY AUGUST 25, 2025
6:30 pm