

**MADAWASKA PLANNING BOARD MINUTES
PUBLIC MEETING
TUESDAY, SEPTEMBER 30, 2014
AT 5:30 P.M. IN**

MADAWASKA HIGH SCHOOL RESOURCE ROOM

MEMBERS PRESENT: Vince Sirois; Chairperson, Thomas Schneck, Gary Dufour, Vince Vanier, Adam Kavanaugh and David Lee

OTHERS PRESENT: Linda and Don Albert, George Cyr, Jim Roy, Johnathan Roy, Joel Roy, Mackenzie Simpson, Jake, Richard and Ann Cayer

CODE ENFORCEMENT OFFICER: Bob Ouellet

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

The Planning Board Meeting was called to order at 5:32 p.m.

ARTICLE 2: Establish a Quorum of Members.

A quorum was established with Chairperson Vincent Sirois, Thomas Schneck, Gary Dufour, Vince Vanier, Adam Kavanaugh and David Lee.

ARTICLE 3: Determine any Conflict of Interest or Bias

None of the Planning Board members had a conflict of interest or bias to the following Articles.

ARTICLE 4: To review a Stormwater and Construction Plans for an expansion to Ridgewood Estates on Map 28D Lot 65, Zoned Medium Density Residential.

Ridgewood Estates has plans for expansion from WBRC Architects and Engineers to present to the Board of Appeals. Johnathan Roy presented the case along with his father, James Roy. They wish to expand onto the current building- a six bedroom, an activity room, a community bath room with an additional parking lot. In working with WBRC, they were concerned that DEP would be on board with this project. They submitted an application to DEP and the project has been contingent upon approval. They recently got approval from DEP. According to DEP, the Ridgewood Project won't need any additional drainage or storm drainage. They are still within the approved guidelines; the Board members were given a copy of the response letter before the meeting tonight. Johnathan Roy informed the Planning Board that the water and sewer will be connected

to the town. They also had a flow test run and worked with the sprinkler company and the town to make sure that fire safety would not be an issue.

Code Enforcement Officer, Bob Ouellet, mentions to the Roys that the parking on the diagram showed a 9'x18' and our ordinance is 10'x9'. He suggested that they rearrange the parking plans or they could submit a request for a variance from the Board of Appeals. Johnathan Roy states that the additional 5500 square feet gives them adequate space to work with for an addition and another parking space. He believes that they have enough space to meet the requirements. Gary Dufour states that today, it is common practice for new construction to have a 9'x18' parking lot. Bob Ouellet agrees that the ordinance has to be updated.

Gary motions to accept the plans as shown and written on Article 4; Tom seconds the motion. All are in favor.

ARTICLE 5: To review a re-location plan and lot lay-out for Family Dollar on Map 3 Lot 6, Zoned Commercial.

Mackenzie Simpson with Hunt Real Estate and Jake Seaton, the on-site construction Manager, are here to present the plans for a Development project for Family Dollar. They are currently looking at the property at 380 Main Street Map 3 Lot 6. This lot is abutting the Post Office and currently has a house on it. Family Dollar is currently negotiating sharing the entrance with the Post Office and expanding the entrance on their property. The parking space would be located in the front of the building. There would be twenty-four (24) parking spaces. Family Dollar, at an average, has twenty-five (25) parking spaces with two or three spaces designated to the employees. They will be requesting a Variance for the amount of parking and the size of the parking lot. Mr. Simpson states that Bob Ouellet, the Code Enforcement Officer, informed him that for the amount of parking spaces versus the parking size, the Land Use Ordinance requires 10'x20' and the plans indicate 9'x18'. Mr. Simpson comments that 9'x18' is the more common dimension for parking space. Most towns where Family Dollar have established shopping centers have no problems giving variances for the parking space; most towns prefer to see more green area than asphalt. The building would be facing Main Street and measures 80ft across and 104ft deep and would be located approximately 120 feet from the front line. There will be ample space for delivery with loading docks designed for tractor trailers located on the left side of the building. There would be one delivery a week and the delivery would occur on off hours late morning or late afternoon. Jake Seaton, construction manager, states that they will control the onsite water flow with catch basins and use splash blocks for the roof. In an effort to keep the surrounding grounds in somewhat of a natural state, the back area of the building will not be paved. They plan on keeping the back of the building in its current state. There will be lights on throughout the night located by the dumpster enclosures and the center island. There will be no lights emitting onto the abutting neighbors. He also informs the Board that there will be a HVAC pad and Condenser pad located in the back of the building. The gas company will dictate the size of the cement slab. There will also be a ten (10ft) wide concrete sidewalk directly in the front of the building. They are also hoping to extend on-street parking. It was mentioned that there would be a right of way implemented from

the post office entrance creating a 36 foot wide entrance giving ample room for tractor trailers to turn. An Entrance permit application was filed with the State on September 23, 2014. The property will be surveyed next week. The plans are that there will be a setback of thirty feet (30ft) buffer from the abutters. Jake Seaton, construction manager, states that they will control the onsite water flow with catch basins and use splash blocks for the roof. Asbestos/Environmental studies will have been completed and approved in November/December and the project is expected to begin in the spring-as soon as the snow is gone. Mr. George Cyr, an abutting land owner, is concerned with the distance of the store from his home and wishes to see the plans once it's been surveyed. Mr. Simpson reassures Mr. Cyr that the abutter's concerns will be considered and addressed. He was quite confident that the abutters would be pleased at the plans.

Gary Dufour motions to accept the Article as written; Adam Kavanaugh seconds the motion. All are in Favor.

ARTICLE 6: To review and approve previous Planning Board Minutes.

Tom Schneck motions to approve the June 10, 2014 minutes as written; Gary Dufour seconds the motion. All are in favor.

ARTICLE 7: Other Business

Gary Dufour wishes to keep Shoreland Zoning Ordinance in line with changes that will be made to the Land-Use Ordinance. He believes there is an inconsistency between the two Ordinances. Code Enforcer, Bob Ouellet will set a date to meet again to discuss this issue.

ARTICLE 8: Adjournment

Gary Dufour motions to adjourn at 6:17p.m.; Tom Schneck seconds the motion. All are in Favor.