

TOWN OF MADAWASKA

328 St. Thomas Street, Suite 101, Madawaska, Maine 04756-1299
Tel — (207) 728-6351 • Fax — (207) 728-3611

MADAWASKA PLANNING BOARD MINUTES PUBLIC MEETING

DATE: December 10, 2015
AT 5:00 PM

in
TOWN COUNCIL MEETING ROOM

MEMBERS PRESENT: Vincent Sirois; Chairman, Thomas Schneck, Gary Dufour

OTHERS PRESENT: Ryan D. Pelletier, Vincent Frallicciardi, David Morin, Don Dechaine

CODE ENFORCEMENT OFFICER: Andrew Dube

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

Chairman, Vincent Sirois, called the Planning Board Meeting to order at 5:00p.m..

ARTICLE 2: Establish a Quorum of Members.

A quorum was established with Planning Board Members Vincent Sirois, Gary Dufour and Thomas Schneck present.

ARTICLE 3: Determine any Conflict of Interest or Bias.

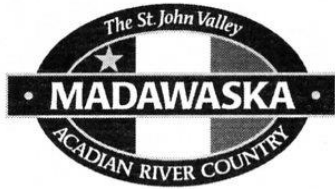
The Planning Board members had no Conflicts of Interest or Bias to the following Articles.

OUT OF ORDER:

Gary Dufour motions to move Article 8 before Article 4; Thomas Schneck seconds the motion. All members are in favor and the motion carries.

ARTICLE 8: Review and approve previous Planning Board Minutes.

Gary Dufour motions to approve the following Minutes: April 15, 2015, September 24, 2015, July 6, 2015 and July 20, 2015; Thomas Schneck seconds the motion. All members are in favor and the motion carries.



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Gary Dufour motions to Table June 22, 2015 Minutes until Planning Board member, Vincent Vanier, is present; Thomas Schneck seconds the motion. All members are in favor and the motion carries.

ARTICLE 4: Continue discussion on accessory building and approve final wording.

A discussion took place on the changes in the current Ordinance referring to accessory buildings throughout Low, Medium, High Density Zones, Rural Farms Zone and the Commercial Zones. It was finally decided that they wording would be added to each Zone section, under subsection Standard. The wording would be as followed:

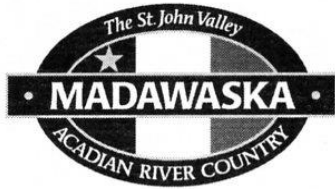
“Any accessory building or structure that does not exceed 500 square/ft. of usable floor space or 21 feet in height, must meet all required setbacks and must not be used for habitation, will not require a permit.”

Gary Dufour motions to accept the final wording of Article 4 as “Any accessory building or structure that does not exceed 500 square/ft. of usable floor space or 21 feet in height, must meet all required setbacks and must not be used for habitation, will not require a permit.”; Thomas Schneck seconds the motion. All members are in favor and the motion carries.

Gary Dufour motions that the wording be inserted to the Land Use Ordinance as an additional number to Low Density-pg 23a, Section D under Standards, a #4; Medium Density-pg 24a, Section D under Standards, a #4; High Density-pg. 25a, Section D under Standards, a #4; Rural Farm-pg 26a, Section D under Standards, a #5; and Commercial-pg. 27a Section D under Standards, a #3. Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.

ARTICLE 5: Discuss adding new State Shoreland Zoning changes to the Town’s Shoreland Ordinance book.

Code Enforcement Officer, Andrew Dube, informs the Planning Board of the substantial changes that will be made to the current Shoreland Zoning Ordinance. Andrew suggests that they try to streamline the Town’s Ordinance to the State’s Ordinance to prevent confusion with residence and contractors. Andrew wishes to have more time to study and compare the Ordinances.



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Gary Dufour motions to table Article 5; Thomas Schneck seconds the motion. All Board members are in favor and the motion carries.

ARTICLE 7: Amend setback requirements of all 2006 districts. All rear and side setbacks will be changed to 5 feet, excluding Shoreland and Commercial zones.

A. Gary Dufour motions to amend 2006 Setback Requirements for District chart for Rural Farm, Low, Medium and High Density. All Rear and side line setbacks will be five(5) feet or no less than the closest point of the existing building to the property line excluding Shoreland and Commercial Zones. Thomas Schneck seconds the motion. All Board members were in favor and the motion carries.

It will be inserted in the Land Use Ordinance and on the Setback Requirement chart with an asterisk.

B. Gary Dufour motions that Shoreland Zoning sideline setbacks be changed to five (5) feet or no less than the closest point of the existing building to the property line; Thomas Schneck seconds the motion. All Board members are in favor and the motion carries.

OUT OF ORDER:

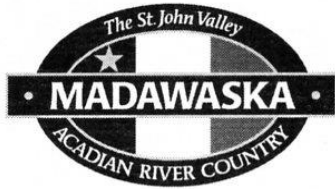
ARTICLE 6: Discuss creating an ordinance for abandoned/dangerous buildings.

According to Vincent Frallicciardi, a current Selectman, this was a proposed ordinance that had been addressed by the Selectman about 3 or 4 years ago and was voted down by the people. The Planning Board wishes to address the abandoned buildings or hazardous buildings in Madawaska.

Thomas Schneck motions that the wording of the “Dangerous Buildings” be sent to the Selectmen to endorse and reintroduced in Public Meeting; Gary Dufour seconds the motion. The Board members are in favor and the motion carries.

ARTICLE 9: Other Business

Vincent Frallicciardi discussed the various Variances available and is concerned that the current Variances don't cover all situations. A discussion took place between the



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Planning Board members, Dave Morin and Vincent Frallicciardi, Madawaska Town Selectmen, the Town Manager, Ryan D. Pelletier, Code Enforcement Officer, Andrew Dube and the Plumbing Inspector, Don Dechaine. They discussed where the responsibility would lie to change the various Variances and possibly add more choices.

ARTICLE 10:Adjournment

Gary Dufour motions to adjourn the meeting at 6:20p.m.; Thomas Schneck seconds the motion. All Board members are in favor and the meeting is adjourned.