

TOWN OF MADAWASKA

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**MADAWASKA PLANNING BOARD MINUTES
PUBLIC MEETING
WEDNESDAY, April 15, 2015
AT 6:00 P.M.
TOWN COUNCIL MEETING ROOM**

MEMBERS PRESENT: Vincent Sirois; Chairperson, Thomas Schneck, David Lee;
Alternate

OTHERS PRESENT: Mike and Betty Morin, Jeff Albert, Richard and Ann Cayer,
Dave Morin

CODE ENFORCEMENT OFFICER: Robert (Bob) Ouellet

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

The meeting was called to order at 6:00p.m..

ARTICLE 2: Establish a Quorum of Members.

A quorum of Planning Board members was established with Vincent Sirois, Tom Schneck and Dave Lee

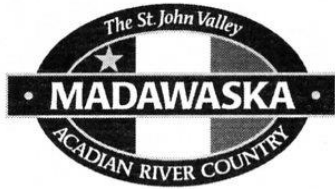
ARTICLE 3: Determine any Conflict of Interest or Bias

None of the Planning Board members has any conflict of interest or bias to the following Articles.

**ARTICLE 4: Review Annual Renewal for mineral extraction for Marcella Albert,
Map 26, Lot 7, Zoned Rural Farm.**

Jeff Albert represents his wife, Marcella Albert, on updating the Planning Board on the mineral extraction business. Jeff states that in the past year, he has sold 15-20 loads; he's improved the access road and has addressed dust control. His son hauls for him and there hasn't been any concerns nor not adverse effects in the process. Jeff also has continued to address erosion control measures during the process. He hasn't yet retired any portion of the pit so none of the lot has needed to be seeded yet.

Tom Schneck motions to accept the Article as read; David Lee seconds the motion. All are in favor.



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ARTICLE 5: Review revised sketch for the relocation and expansion of Mr. and Mrs. Mike Morin.

Mike provides a new plan to the Board where he will expand his garage and will bring his camp up against the garage with a 6ft. by 46ft. porch along the length of his house facing the lake front as the Planning Board had previously suggested.

David Lee motions to accept the revised sketch as drawn and accept the Article as read pending the verification of the high water mark; Tom Schneck seconds the motion. All are in favor.

ARTICLE 6: Review and confirm revised wording on building repair permits in the Shoreland Ordinance and the Land Use Ordinance.

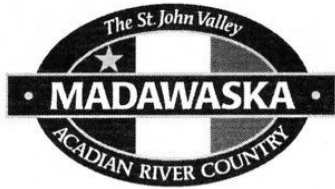
Code Enforcement Officer, Bob Ouellet, reminds the Planning Board that DEP needs to be informed of the proposed changes to the Shoreland Ordinance. Richard Cayer voiced his opinion on the proposed changes to the Shoreland Ordinance. He doesn't think it's necessary to delete a whole paragraph in Shoreland and replace it with the exact wording of the Land Use Ordinance. He prefers that certain words be changed. Chairperson Vince Sirois explains that the nature of the language in the proposed changes is thorough. He states that generalized statements cause more questions. He stated that the Planning Board wishes to arrange it that both Ordinances resemble each other.

Discussion took place on the process that occurs at the Public Hearing where further changes can be made, than brought to Public Meeting to be voted on.

Tom Schneck motions to accept the Article as read; Dave Lee seconds the motion. All are in favor.

ARTICLE 7: Review setback to the Commercial District.

Chairperson, Vince Sirois, proposes a new amendment to the Land Use and Development Code Section XI Commercial C, Section D, Standards (pg. 27a). He presents a form with the following language: "For new construction on Commercial zoned lots, the standards for the rear, side and front set back will be 10ft. (from 30ft. to 10ft.). For existing structures, the standards for the rear, side and front set back will be 10ft. or no less than the closest point of the building to the property line." In the case that two districts would be abutting, a buffer zone was discussed and the Board concluded that the proposed measurements would change from 40ft to 20ft. Bob advises that Vince rewrite the proposals so it matches the current Land Use Ordinance.



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Vince Sirois motions that Land Use and Development Code Section XI, Commercial C, Section D, Standards, 27A a change be made to the setbacks. Minimum front and side setbacks- 10ft and minimum rear- 10ft. Where the side and/or rear yards abut a residential district, a minimum of 20 ft. shall be required. For new structures, the standard for the rear, side and front set back will be 10ft. or not less than the closest point of the building to the property line. Changes from 40ft to 20ft. for new construction will be added as a #3. Tom Schneck seconds the motion. All are in favor.

ARTICLE 8: Review and approve previous Planning Board Minutes

Vince Sirois motions to table the approval of minutes until the next meeting; Tom Schneck seconds the motion. All members are in favor.

ARTICLE 9: Other Business

The Planning Board is requesting to be on DEP mailing list.

ARTICLE 10: Adjournment

Tom Schneck motions to adjourn at 7:09p.m.; Dave Lee seconds the motion. All are in favor.