

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 JULY 6, 2015 AT 6:00 PM

TOWN COUNCIL MEETING ROOM

MEMBERS PRESENT: Vincent Sirois; Chairperson, Thomas Schneck, Gary Dufour, Adam Kavanagh

OTHERS PRESENT: Richard and Ann Cayer, Dan Fortin, Danny Daigle, Charlie Soucy

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

The Public Meeting was brought to order at 6:00 p.m..

ARTICLE 2: Establish a Quorum of Members.

A Quorum was established with the following Planning Board members present: Vincent Sirois, Thomas Schneck, Gary Dufour, and Adam Kavanagh.

ARTICLE 3: Determine any Conflict of Interest or Bias

There are no conflicts of interest or bias to the following Articles.

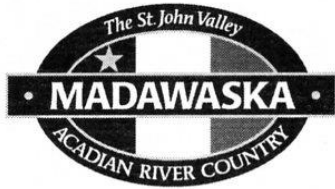
ARTICLE 4: Discuss and Approve the Article on the proposed changes to Commercial Zone setbacks as discussed at the Public Hearing held on 06-22-2015.

Gary Dufour motions to accept the Article as written; Thomas Schneck seconds the motion. All members are in favor and the motion is carried.

ARTICLE 5: Discuss and Approve the two Articles on the proposed building permit changes to the Madawaska Land Use and Development Code and the Shoreland Zoning Ordinance as discussed at the Public Hearing held on 06-22-2015.

Adam Kavanagh motions to accept this proposal as read and send it to the Selectmen. Tom Schneck seconds the motion.

Discussion was held on simplifying the wording as it was when they started. Vince Sirois presented the proposed changes.



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Adam Kavanagh rescinds his first motion.

Gary Dufour motions to amend Article 5 and make changes to both the Land Use and Development Code and the Shoreland Zoning Ordinance. Adam Kavanagh seconds the motion. All members are in favor. The motion carries.

(The following are the Proposed Changes)

Amend Section IV, Administration, subsection, D. Building Permit. (page 12 and 13) Shall the Town vote to amend the Town of Madawaska Land Use and Development Ordinance by making the following changes:

By deleting the following:

~~No building or other structure shall be erected, moved, added to, or externally altered without a permit therefore, issued by the Code Enforcement Officer. No building permit shall be issued except in conformity with the provisions of this Code, except after written order from the Board of Appeals. The Code Enforcement Officer shall maintain a public record of all building permits. A permit for which no substantial work has been commenced within six months shall expire. If the building permit shall not be required if market value of the work is \$500.00 or less.~~

and insert the following:

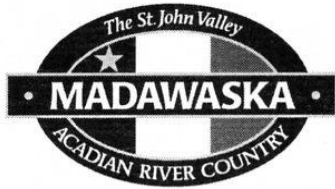
No building or other structure shall be erected, moved, added to, or externally enlarged without a permit therefor, issued by the Code Enforcement Officer. No building permit shall be issued except in conformity with the provision of this Code, except after written order from the Board of Appeals. The Code Enforcement Officer shall maintain a public record of all building permits. A permit for which work has not commenced within one year shall expire. If the building or part is not substantially completed within two years of the issuing of the permit, the permit shall lapse. It may be renewed upon application.

Amend Section IV, Administration, subsection, E. Application #1, Shall the Town vote to amend the Town of Madawaska Land Use and Development Ordinance by making the following changes:

by deleting the following:

- ~~1. — All applications for building permits shall be accompanied by plans showing the actual dimensions and shape of the lot to be built upon; the exact sizes, locations and dimensions of the proposed structure(s) or alteration of any existing structures and the location and type of the proposed sewage disposal system as certified by a professional engineer registered in accordance with Maine laws, or a plumbing inspector appointed by the Town. The application shall include such other information as lawfully may be required by the Code Enforcement Officer to determine conformance with and provide for the enforcement of this Code.~~

and insert the following:



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1. Any increase in external square footage, an application and building permit will be required. No building permit or application is needed for renovations, upkeep, maintenance, and repairs of existing structures not to exceed a fair market value of \$15,000; this will include materials and labor.

Amend Section III, Definitions. Shall the Town vote to amend the Town of Madawaska Land Use by adding the following definitions:

Project Cost: Project cost will be materials and labor necessary to complete the project. Local cost for materials and labor shall be used regardless of the source of material and labor.

Renovations: Repairs and upkeep that do not change the existing external square footage.

Amend Section 12 Non-Conformance, B. General , #2 Repair and Maintenance. (page 4) Shall the Town vote to amend the Town of Madawaska Shoreland Zoning Ordinance by making the following changes:

~~Repair and Maintenance. This Ordinance allows, with a completed land use application and permit fee for all normal upkeep, maintenance, construction, expansion, alternation, renovations, improvements and relocations and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require. A permit fee is not required for land use application with a construction material cost of less than \$500.00~~

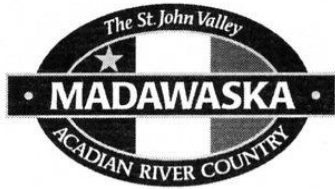
and add the following:

- (2) Repair and Maintenance. This Ordinance allows, with a completed land use application and permit fee for all normal upkeep, maintenance, construction, expansion, alteration, renovations, improvements and relocations and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require. A permit fee and application is not required for a project cost of less than \$15,000.

- (3) Application.

No building permit or application is needed for renovations, upkeep, maintenance, and repairs of existing structures not to exceed a fair market value of \$15,000; this will include materials and labor. Any increase in external square footage an application and building permit will be required.

Amend Section 17, Definitions. Shall the Town vote to amend the Town of Madawaska Shoreland Zoning Ordinance by adding the following word definitions:



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Project Cost: Project cost will be materials and labor necessary to complete the project. Local cost for materials and labor shall be used regardless of the source of material and labor.

Renovations: Repairs and upkeep that do not change the existing footprint.

ARTICLE 6: Review and Approve Minutes

Gary Dufour motions to approve Feb. 23, 2015, March 30, 2015 and April 15, 2015 Minutes. Adam Kavanagh seconds the motion. All members are in favor and the motion is carried.

ARTICLE 7: Other Business

Gary Dufour motions to reelect Vince Sirois as Chairman and Vince Vanier as Vice Chairman for another year. Adam Kavanagh seconds the motion. All are in favor and the motion is carried.

Charles Soucy presents his construction plan to the Planning Board. He owns a non-conforming camp by the lake and wishes to expand to this structure. He also wishes to move an existing shed further away from the lake and wishes to make these changes as soon as possible.

A meeting was set for July 20, 2015 at 5:00 p.m..

ARTICLE 8: Adjournment

Gary Dufour motions to adjourn at 6:50 p.m.; Thomas Schneck seconds the motion. All members are in favor and the motion is carried.