

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
THURSDAY, SEPTEMBER 24, 2015
AT 5:00 P.M.**

TOWN COUNCIL MEETING ROOM

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

OTHERS PRESENT: Vincent Frallicciardi, Richard and Ann Cayer, David Morin, Dan Fortin

CODE ENFORCEMENT OFFICER: Clifton Cyr (Interim)

RECORDING SECRETARY: Sarah Pelletier

ARTICLE 1: Call the Meeting to Order.

The Planning Board Meeting was called to order at 5:02p.m..

ARTICLE 2: Establish a Quorum of Members.

A Quorum of members was established with Vincent Sirois, Vincent Vanier, Thomas Schneck and Gary Dufour being present.

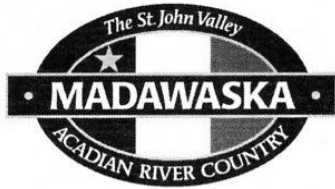
ARTICLE 3: Determine any Conflict of Interest or Bias

The Planning Board members had neither conflict of interest nor bias to the following Articles.

ARTICLE 4: Discuss Ordinance changes for sheds.

Gary Dufour motions to accept the following Article A and B; Tom Schneck seconds the motion. All Planning Board members are in favor and the motion is carried.

- A. All legally non-conforming sheds that meet the sideline setbacks prior to January 1, 2016 will become conforming.**
- B. All non-conforming sheds prior to 2006 shall be made legally non-conforming**



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Gary Dufour motions to accept the new definition of “shed” and Tom Schneck seconds the motion. All are in favor.

Shed- “Any structure whose primary function is storage and is not used as a dwelling. This structure shall not exceed 500 square/ft of usable floor space and will not exceed 21 feet in height.”

After further discussion on this definition:

Gary Dufour motions to rescind the current definition of shed; Thomas Schneck seconds the motion. All members are in favor and the motion carries.

Gary Dufour motions to accept the altered wording in the Land Use Ordinance concerning sheds; Tom Schneck seconds the motion.

“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.”

Vincent Vanier abstains from voting because he doesn’t think it’s necessary. All other Planning Board members are in favor and the motion carries.

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

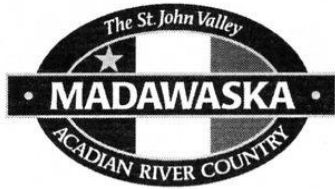
Interim Code Enforcement Officer, Clifton Cyr presents an updated State Shoreland Ordinance for the Board to adopt but the Planning Board members want time to look into it further.

Gary Dufour motions to table Article 5. Vincent Vanier seconds the motion. All Planning Board members present are in favor and the motion is carried.

ARTICLE 6: Discuss creating an Ordinance that addresses abandoned/dangerous buildings.

Gary Dufour motions to table Article 6. Vincent Vanier seconds the motion. All Planning Board members present are in favor and the motion is carried.

ARTICLE 7: Discuss making changes to setbacks for the other Zones.



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Planning Board member, Gary Dufour, explains that the chart that is presented was one that was adopted at a Town Meeting in 2006. The chart lays out the updated setbacks for Rural Farm (RF), Low Density (LD), Medium Density (MD), and High Density (HD) Zones. He explains that the setbacks in the Land Use Ordinance are different and are obsolete. There was a disagreement on this.

Vincent Vanier makes a motion that all minimum rear and side line setbacks for Rural Farm (22A), Low Density (24A), Medium Density (23A), and High Density (25A) Zones will be five feet (5ft.). Tom Schneck seconds the motion. All are in favor and the motion is carried.

Gary Dufour motions that the minimum side yard setback requirements for the Shoreland Zone shall be five feet (5ft). Vince Vanier seconds the motion. All members are in favor and the motion carries.

Upon further discussion on this topic,

Gary Dufour motions to rescind the motions to amend side and rear setbacks in RF, LD, MD, and HD Zones and the side yard setback to the Shoreland Zone; Vincent Vanier seconds the motion. All are in favor and the motion carries.

Gary Dufour motions that all rear and side line setbacks for the Rural Farm Zone, Low Density Medium Density and High Density Zones will be five feet (5ft.) or no less than the closest point of the existing building to the property line. Tom Schneck seconds the motion. All the Planning Board members present are in favor and the motion is carried.

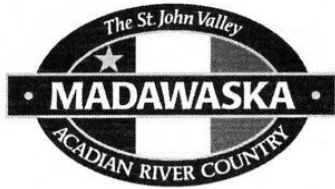
Gary Dufour motions that all minimum side yard setback requirements for Shoreland Zoning shall be five feet (5ft.) or no less than the closest point of the existing building to the property line. Vince Vanier seconds the motion. All the Planning Board members present are in favor and the motion is carried.

ARTICLE 8: Review and approve previous Planning Board Minutes

Gary Dufour motions to table Article 8 and Vincent Vanier seconds the motion. All the Planning Board members that are present are in favor and the motion is carried.

ARTICLE 9: Other Business

There was no further business to discuss.



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ARTICLE 10: Adjournment

Gary Dufour motions to adjourn at 7:28p.m. and Vincent Vanier seconds the motion. All Planning Board members are in favor and the motion is carried.