

**TOWN OF MADAWASKA  
NOTICE OF PUBLIC HEARING  
PROPOSED LAND USE AND SHORELAND ORDINANCE AMENDMENTS**

The Town of Madawaska will hold a Public Hearing in the Town Council Meeting Room on February 29, 2016 at 6 p.m. to discuss the following proposed amendments to the Land Use Ordinance and the Shoreland Ordinance. All interested parties are encouraged to attend. Copies of the proposed amendments can be viewed at Town Office or on the Town's website: <http://www.townofmadawaska.com/planning-board.html>

**1. Amend the side line and rear setbacks to five feet in each section of the Land Use Ordinance pertaining to Rural Farm, High Density, Medium Density and Low Density.**

The following statement will be added to each of the following sections of the Land Use Ordinance: **“The standards for rear and side setbacks will be 5ft. or no less than the closest point of the existing building to the property line.”**

**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**

These amendments will also be updated in the current *Setback Requirements for Zoning District* chart.

Note: only the five foot sideline setback and statement are being added to the Shoreland Zoning Ordinance (see pg. 16).

**2. Proposed Dangerous Building Ordinance for the Town of Madawaska. (see website link)**

**3. Proposed mandatory/optional State changes to the Shoreland Zoning Ordinance**

**4. Proposed changes to the Land Use Ordinance on pg. 13, Section IV, at the end of the paragraph under § D. Building Permit will be added: “Any accessory building or structure that does not exceed 500 square feet of usable floor space or 21 feet in height, meets all required setbacks, and must not be used for habitation, will not require a permit.”**

**PUBLIC MEETING AGENDA  
Monday, February 29, 2016  
AT 7:00 PM**

**Article 1: Call the Meeting to Order.**

**Article 2: Establish a Quorum of Members.**

**Article 3: Determine any Conflict of Interest or Bias**

**Article 4: Review and approve previous Planning Board Minutes**

**Article 5: Finalize all Public Hearing Proposals**

**Article 9: Other Business**

**Article 10: Adjournment**