

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
Wednesday, January 18, 2017 at 5:45 PM
Town Council Meeting Room**

MEMBERS PRESENT: Vincent Sirois; Chairman, Thomas Schneck, Kevin Dube, Gary Dufour, Mike Morin

OTHERS PRESENT: Richard & Ann Cayer

CODE ENFORCEMENT OFFICER: Andrew Dubé

RECORDING SECRETARY: Nathalie Morneault

Article 1: Call the Meeting to Order.

Chairman, Vincent Sirois called the Planning Board Meeting to order at 5:45 p.m.

Article 2: Establish a Quorum of Members.

A quorum was established with the following Planning Board members: Vincent Sirois, Mike Morin, Thomas Schneck, Kevin Dube and Gary Dufour. Chairman, Vincent Sirois would like to welcome Mr. Mike Morin and Pat Baron.

Article 3: Determine any Conflict of Interest or Bias

Gary Dufour abstains from Article 5. No other Planning Board members have a conflict or bias with the other articles.

Article 4: Review and approve previous Planning Board Minutes

The Planning Board made no changes to the previous Planning Board Minutes.

Gary Dufour motioned to approve the November 16, 2016 minutes as read.

Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.

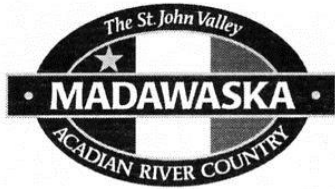
Article 5: Change of use application for Kevin Dufour from residential building to commercial building in the commercial zone at 119 Main Street – Map 5 Lot-111

Mr. Kevin Dufour building is in a commercial zone. The house was converted into a commercial building.

Mike Morin makes a motion to accept the change of use application from residential to commercial use. Kevin Dube seconds the motion. All are in favor, except Gary Dufour abstaining. Motion carries.

Article 6: Readdress some procedural changes in Land Use and Development Code

Code Enforcement Officer, Andrew Dube, was looking over the land use application, and would like to simplify the application and fee schedule, this would include After the Fact



TOWN OF MADAWASKA

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

permits. Andrew Dube would like to change the wording on the applications and have the planning board revisit this next month.

Gary Dufour motions to table the article until next month. Thomas Schneck seconds the motion. All are in favor.

**Article 7: A) Setbacks of 30 feet from the center line or the property line?
Center of Road - Chapter 1 Section 3 – Subsection 1 + 2 –Land Use Ordinance**

Andrew Dube, CEO, asked to table the article, and will present the board with the proper pages in the ordinance.

Gary Dufour motions to table this article until next month. Kevin Dube seconds the motion. All are in favor.

Article 8: Other Business

Andrew Dube, CEO, would like to re-visit \$15,000 projects. This is to include parts and labor which is to include a standard module of fair market value.

Article 9: Adjournment

Mike Morin motions to adjourn at 6:40pm, Gary Dufour seconds the motion. All Planning Board members are in favor and the motion carries.

Next Upcoming Wednesday Meetings:

February 15, 2017

March 15, 2017

April 19, 2017

May 17, 2017

June 21, 2017