



## TOWN OF MADAWASKA

328 St. Thomas Street, Suite 101, Madawaska, Maine 04756-1299  
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**Madawaska Planning Board Minutes  
Public Meeting  
Wednesday, August 17, 2016 at 5:45 PM  
Town Council Meeting Room**

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

**OTHERS PRESENT:** Jeff & Lynn Littlejohn-Cyr, Raymond & Arlene Pelletier, Dana Pelletier, Louis G. Dugal, Nancy Cote-Daigle, Shawn Hickey

**CODE ENFORCEMENT OFFICER:** Andrew Dubé

**RECORDING SECRETARY:** Nathalie Morneault

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

Chairman, Vincent Sirois called the Planning Board Meeting to order at 5:47 p.m.

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

A quorum was established with the following Planning Board members: Vincent Sirois, Vince Vanier, Thomas Schneck and Gary Dufour.

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

Planning Board member, Vince Vanier abstains on voting on Article 8 regarding Jeff Cyr. No other planning board members have any other conflicts of interest or bias.

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

**Gary Dufour makes a motion to approve the July 20, 2016 planning board minutes. Vince Vanier seconds the motion. No further discussions. All are in favor.**

**Article 5: Planning Board Review of 2016 Business Assistance Grant for High View Manor**

High View Manor has applied for the Business Assistance Grant for equipment repair on upgrading the elevator.

**Vince Vanier motions to approve. Gary Dufour seconds the motion. No further discussion. All are in favor.**

**Article 6: Planning Board Review of 2016 Business Assistance Grant for Bob's Neighborhood Store**

Bob's Neighborhood Store has applied for the Business Assistance Grant for the purchasing of fuel pumps and upgrading fuel tanks.

**Vince Vanier motions to approve this grant. Thomas Schneck seconds the motion. No further discussion. All are in favor.**

**Article 7: Greatest Practical Extent Accommodation for Alan Morneault**

Mr. Morneault would like to take the existing worn-down structure and replace it with a garage. Both road and stream setback need a greatest practical extent. The planning board is recommending Mr. Morneault come back in with a detailed sketch of what is being done. Planning Board tabled article until next month.



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### **Article 8: Planning Board approval review of Mr. Jeff Cyr's conversion of present camp into large front deck**

The planning board was presented a proposal of building an entire new house behind the 100 foot high water mark. They would remove the entire 14 x 60 existing log home and replace it with a 14 x 28 open deck also with a 5 foot staircase in front of their new house. The second proposal that they would be seeking approval on would be to leave the existing stone fireplace from the old log home in its current location and make a 15 x 15 foot sitting around the fireplace.

**Gary Dufour makes a motion to allow Mr. Cyr to build an open deck up to the 80 feet from high water mark. Thomas Schneck seconds the motion. All are in favor. Vince Vanier abstains. Thomas Schneck motions to change the use from internal habitation space to exterior entertainment space. Gary Dufour seconds the motion as long as the space stays within the footprint of the old camp. All are in favor. Vince Vanier abstains.**

### **Article 9: Other Business**

#### **1. Greatest Practical Extent Accommodation for Arlene & Raymond Pelletier**

The Pelletier's would like to remove the existing camp structure and replace with a new modular camp. They would want to connect the garage to the proposed new structure with a breezeway. This new structure would be brought back 3 feet from the waterway from the existing building.

**Gary Dufour motions to give the Pelletier's a 70 foot greatest practical extent for the new structure on the same footprint. Thomas Schneck seconds the motion. All are in favor.**

#### **2. Change of use of a camp to an outdoor gazebo for Shawn Hickey**

Mr. Hickey would like to take his present small camp on his lot and change the use to an outdoor gazebo. Planning Board asked if code enforcement officer can go up to the site and measure the existing camp and mark down measurements.\*

**Vince Vanier motions to approve the change of use to the camp for an outdoor gazebo on the same footprint. Thomas Schneck seconds the motion. All are in favor.**

**\*Code Enforcement Officer did measure the existing camp which is recorded at 56 feet from High Water Line. The gazebo will be built at 66 feet from High Water Line.**

### **Article 10: Adjournment**

**Gary Dufour motions to adjourn at 6:49pm; Vince Vanier seconds the motion. All Planning Board members are in favor and the motion carries.**

#### Next Upcoming Wednesday Meetings:

September 21, 2016

October 19, 2016

November 16, 2016

December 21, 2016