



TOWN OF MADAWASKA

328 St. Thomas Street, Suite 101, Madawaska, Maine 04756-1299
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**MADAWASKA PLANNING BOARD MINUTES
PUBLIC MEETING
MONDAY, FEBRUARY 29, 2016
AT 6:00PM**

TOWN COUNCIL MEETING ROOM

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

OTHERS PRESENT: Vincent Frallicciardi, Mike Morin, Andrew Dube

CODE ENFORCEMENT OFFICER: Andrew Dube

RECORDING SECRETARY: Sarah Pelletier, Nathalie Morneault

ARTICE 1: Call the Meeting to Order.

Chairman, Vincent Sirois called the Planning Board Meeting to order at 6:03p.m.

ARTICLE 2: Establish a Quorum of Members.

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

ARTICLE 3: Determine any Conflict of Interest or Bias

None of the Planning Board members have a conflict of interest or bias to the following 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 January 29, 2016 minutes.
Thomas Schneck seconds the motions. All Planning Board members are
in favor and the motion carries.**

ARTICLE 5: Finalize all Public Hearing Proposals

- 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.**



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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).

Code Enforcement Officer, Andrew Dube, addressed the members of the public and the Planning Board of questions regarding rear and side setbacks of 5 feet. This ordinance would alleviate variances for the Board of Appeals. The rear yard should be defined by state.

Gary Dufour motioned to accept the proposed amendment of the side line and rear setbacks to five feet in each section of the Land Use Ordinance. Vincent Vanier seconds the motion. All Planning Board members are in favor and the motion carries.

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

The Planning Board discussed the proposed Dangerous Building Ordinance of the Town of Madawaska rights and landowner’s rights. This was brought about because of hazardous buildings in town. The word “Dangerous” need to be defined.

Gary Dufour motioned to accept the proposed dangerous building ordinance for the Town of Madawaska. Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.

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

Thomas Schneck motioned to accept the proposed mandatory/optional State changes to the Shoreland Zoning Ordinance. Gary Dufour seconds the motion. All Planning Board members are in favor and the motion carries.



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- 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.”**

Board members discussed this proposed ordinance of a permit would not be required if landowners stay within the guidelines. Any existing sheds are grandfathered.

The following changes were made:

“Any accessory building or structure that does not exceed 500 square feet of usable floor space or exceed 21 feet in height, meets all required setbacks, and must not be used for habitation, will not require a permit.”

Gary Dufour motioned to accept the proposed changes as read. Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.

ARTICLE 6: Other Business

The Planning Board discussed to look over the towns map to reclassify areas at the next meeting. The Planning Board set a date for the next Hearing/Meeting for March 28, 2016 at 6:00pm.

ARTICLE 7: Adjournment

Gary Dufour motions to adjourn at 6:33pm,; Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.