

# 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

MONDAY, JANUARY 25, 2016  
AT 6:00 PM

### TOWN COUNCIL MEETING ROOM

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

**OTHERS PRESENT:** Ryan D. Pelletier, Vincent Frallicciardi, David Morin

**CODE ENFORCEMENT OFFICER:** Andrew Dube

**RECORDING SECRETARY:** Sarah Pelletier

#### **ARTICE 1: Call the Meeting to Order.**

Chairman, Vincent Sirois called the Planning Board Meeting to order at 6:00p.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.

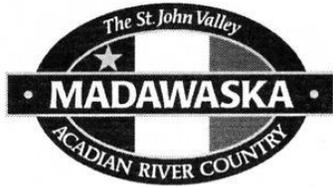
#### **ARTICLE 3: Determine any Conflict of Interest or Bias**

None of the Planning Board members have a conflict of interest or bias to the following Articles.

#### **ARTICLE 4: Verify wording for proposed changes to accessory building ordinance and set date for Public Hearing.**

The Planning Board made the following grammatical changes to the proposed Accessory Building Ordinance and agreed that it would be placed in the Land Use Ordinance as an additional statement on pg. 13, Section IV, at the end of the paragraph under §Building Permits.

**“Any accessory building or structure that does not exceed 500 square feet of usable floor space or 21 feet in height, meets all required**



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**setbacks, and must not be used for habitation, will not require a permit.”**

**Gary Dufour motions to accept the proposed accessory buildings as read; Thomas Schneck seconds the motion. All members are in favor and the motion carries.**

### **ARTICLE 5: Verify wording for amended setback requirements to propose at Public Hearing.**

The Planning Board discussed where in the Shoreland Ordinance they want to place the proposed setbacks. They discussed amending the current chart of front, side and rear setbacks that is located on pg. 15 of the Shoreland Zoning Ordinance. The Planning Board agreed that the proposed change to the chart would be to all side line setbacks to be 5 feet with an added statement: “all sideline setbacks will be 5 ft. or no less than the closest point of the existing building to the property line.”

The Planning Board discussed making similar changes to the Land Use Ordinance. They are proposing to change side line and rear setbacks to five feet to Rural Farms, Low, Medium and High Density Districts. They wish to first amend these setbacks on the current *Setback Requirements for Zoning District* chart along with the following statement that would be placed towards the bottom of the chart:

**“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.”**

The Board also agreed to amend the side line and rear setbacks in each section of the Land Use Ordinance pertaining to Rural Farm, High Density, Medium Density, Low Density and Commercial Zones. The following statement will be added to each following section 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; and Commercial (already approved setbacks)-pg. 27a Section D under Standards, a #3.**

**Vincent Vanier motioned to accept the proposed setbacks as presented; Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.**



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### **ARTICLE 6: Discuss any final thoughts on re-introducing abandoned/dangerous building ordinance before Public Hearing.**

The Planning Board discussed the need for a Dangerous Building Ordinance in the Town of Madawaska.

**Vincent Vanier motions to present the Dangerous Building Ordinance, Title 17 § 2851 to the people in the next Public Hearing and Meeting; Gary Dufour seconds the motion. All Planning Board members are in favor and the motion carries.**

### **ARTICLE 7: Update from the Code Enforcement Officer on adopting the new State Shoreland Zoning changes.**

Code Enforcement officer, Andrew Dube, presents and compares the mandatory changes from DEP to be adopted to our current Shoreland Zoning Ordinance. Andrew also pointed out that some of the proposed changes are optional. The Planning Board directed Andrew to make the changes discussed today to the proposed Shoreland Ordinance.

**Gary Dufour motions to bring the mandatory State changes and the proposed setback changes in the Shoreland Ordinance to the people at the next Hearing and Meeting; Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.**

The proposed and mandatory changes will be posted on the Town's web site.

### **ARTICLE 8: Review and approve previous Planning Board Minutes**

**Gary Dufour motions to accept June 22, 2015 Minutes as presented; Vincent Vanier seconds the motion. All Planning Board members are in favor and the motion carries.**

**Gary Dufour motions to approve the December 10, 2015 Minutes with the elimination of the second motion made in Article 4 in regards to Accessory Buildings; Thomas Schneck seconds the motion. All Planning Board members are in favor and the motion carries.**

### **ARTICLE 9: Other Business**

The Planning Board discussed setting a standard time for Meetings for the sake of consistency. It was agreed that 6:00p.m. would be the Standard time for Planning Board Meetings.



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The Planning Board set a date for the next Hearing/Meeting for February 29, 2016.

### **ARTICLE 10:Adjournment**

**Vince Vanier motions to adjourn at 7:40p.m.; Gary Dufour seconds the motion. All Planning Board members are in favor and the motion carries.**