

TOWN OF MADAWASKA

328 St. Thomas Street, Suite 101, Madawaska, Maine 04756-1299
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Madawaska Planning Board Minutes Public Meeting Wednesday, July 20, 2016 at 5:45 PM

Town Council Meeting Room

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

OTHERS PRESENT: Vince Frallicciardi, 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 5:47 p.m.

Article 2: Establish a Quorum of Members.

A quorum was established with the following Planning Board members: Vincent Sirois, Vince Vanier, Eric Morin, 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

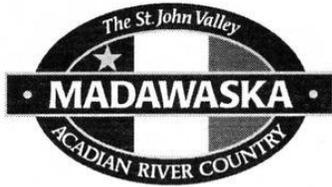
Planning Board member Gary Dufour recommended changing the wording to the following: "PB Member Gary Dufour states that MUBEC regulations are good for insurance companies reasons and that established rules should be followed regardless of convenience. "

Gary Dufour motioned to approve the previous planning board minutes from June 28, 2016, with the above change. Thomas Schneck seconds the motion. All are in favor.

OUT OF ORDER

Article 6: Other Business

Eric Morin spoke to the planning board about the procedure citizens go through to open a business in the community. The idea of redefining the Home Occupation Ordinance was brought up to the table to make it simpler. The board agreed to put this concern as an agenda item for a further meeting.



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Code Enforcement Officer, Andrew Dubé, provided the board with the Inspection Waiver and Release of Liability Form that was drawn up in regards to the MUBEC building codes. This waiver would be issued with the permit applications. If a homeowner wishes to sign the liability and have no inspections done on the property. For new single family homes or two-family dwellings an individual will not receive a Certificate of Occupancy unless third party inspections are completed, or the building was engineered and certified. A certificate of occupancy is required for all brand new homes whose intent is for habitation. Banking and insurance companies require homeowners to have a certificate of occupancy. Gary Dufour recommends shrinking the font to have the waiver into a one page form.

Eric Morin makes a motion to have the Inspection Waiver and Release of Liability Form proofed or verified by our town lawyer. Once it comes back to us proofed, then we can entertain the motion to present it to the Board of Selectman. Vince Vanier seconds the motion.

Further discussion, Gary Dufour mentions, the last sentence in the Insurance Waiver should read, "All setback requirements and lot line compliance must be maintained in ~~the Shoreland zones~~ ^{all zones}." **All are in favor.**

Article 5: Continue to discuss possible changes and/or updates to the Land Use & Development Code manual. Continue Discussion at "Section IV: Residential"

Minor grammatical changes were altered in the ordinance with no changes to substance or intent to any provision. Vince Sirois asked if the applications and other forms enclosed in the Land Use Ordinance were still relevant. If not, do they require updating or removal? Vince Sirois suggests that when all changes are final; the Planning Board will present the minor changes to the Board of Selectmen. The BoS will then have a revised Land Use Ordinance with a 2016 revision date.

Article 7: Adjournment
Vince Vanier motions to adjourn at 6:50pm; Vince Sirois seconds the motion. All Planning Board members are in favor and the motion carries.

Next Upcoming Wednesday Meetings:

August 17, 2016
September 21, 2016
October 19, 2016
November 16, 2016
December 21, 2016