



TOWN OF MADAWASKA

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

AGENDA

MADAWASKA PLANNING BOARD PUBLIC MEETING

Wednesday January 17th, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

Article 1: Call the Meeting to Order.

Meeting called to order at 5:50pm

Article 2: Establish a Quorum of Members.

Members Present – Gary Dufour, Mike Morin, and Vince Sirois.

Article 3: Determine any Conflict of Interest or Bias
None

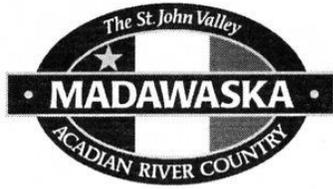
Article 4: Review and approve previous November meeting minutes.
Approved: 1st - Gary, 2nd- Mike -- Unanimous

Article 5: Accept resignation of board member Kevin Dube.
Accepted – 1st Mike, 2nd Gary -- Unanimous

Article 6: Brainstorm ideas for rezoning some areas of town in order to promote community beautification and visual consistency to help the Madawaska 10-Year Grand Plan establish commercial growth and aesthetic consistency standards to meet our community's long-term goals.

CEO begins discussion on the Madawaska 10-year grand plan. The intent to revitalize the town revolves around hiring painting professionals to provide oversight on a volunteer force to help paint the buildings on main street. The earth tone spectrum is the most recommended colors per Jim Haguewood our consultant from Oregon.

Parking is a major issue on main street, especially for promoting business.



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Mike mentions that they eliminated the parking spaces when the town upgraded the sidewalks to brick and created rounded ends for aesthetic purposes.

Vince recommended local painter Carol Waltman to be the painting expert for the town should this project progress in the direction that is intended.

CEO discusses the signage issues which have surfaced in the past year. The board felt that signage should be allowed to be diverse and appealing while still maintaining a tasteful appeal to the neighborhood.

There was some minor discussion as to whether angled signs affixed to the building are legal as the signs hang over DOT property (the sidewalks). In regard to other signs in town some do hang over public ways and have not caused any issues.

Gary discusses the need to allow diverse signs but potentially consider limiting corporate signs like Pepsi, Coke, and Budweiser etc.

The signage section of the Madawaska Land Use and Development Code is so loosely written that it is difficult to enforce since the regulation is permissive and generalized.

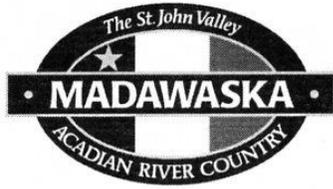
Discussion continued onto the topic of ground level residential apartments in the commercial zones, specifically revolving around old commercial spaces being transitioned into a residential use. Some “change of use” applications were not received so there are complications in enforcing code standards for egress, fire escapes, etc.

Apartments need to meet the standards prescribed by the state. Safety concerns are a priority, specifically in methods of egress.

Mike mentioned that he did not understand how our end of the border appears to be dwindling, while our neighbors to the north are growing quickly. Mike’s primary concern is that the State and Federal governments are neglecting rural communities and that Madawaska is essentially on its own.

Businesses need to be attracted in the area. Infrastructure and distribution are the major issues our region faces. Some form of free trade needs to be established to allow distribution sectors to use the Trans-Canada to get product distributed around both nations at a reduced cost.

CEO stated that businesses need to provide decent paying jobs which provide a quality of life that younger adults want so they may raise their families in a comfortable manner and work in jobs that provide upwards mobility and career opportunities.



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The major road blocks that we face in the region is the lack of access to capital for new businesses to start up, and grow in the region. Gary wants to create a portfolio of Madawaska's assets, services, infrastructure, and promotional materials to motivate entrepreneurs to open shop here in Madawaska.

Madawaska has people who want to work, the problem is there is no valuable work which provides the quality of life people seek. When decent jobs do appear, people jump at the opportunity. A labor force is not an issue, the opportunities to work (lack of open positions) are the limiter on growth.

Vince brings up the fact that people want recreational and leisure activities. These service sectors would help growth. Since manufacturing jobs and some service jobs are being automated, the area needs to embrace jobs which cannot be automated. Travel, tourism, and recreational activities provide the opportunities for employment growth and market diversification.

Discussion turned to the difficulties of local businesses (specifically dept. stores and vendors) to compete with the big box stores, and specifically Amazon.

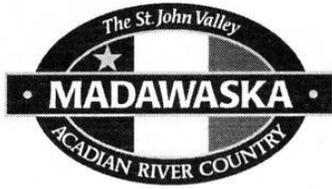
One business owner in town was cited for his success in growing his businesses. This individual sell worldwide through eBay and other online outlets which makes this specific business successful.

The discussion was directed toward “mom and pop” businesses which require old time skills like weaving baskets, quilting, spinning wool etc. However, their ability to succeed is still in the air.

Free Trade Zones (FTZ) needs to be established for more markets. The issues revolving around their limitations can be addressed with some political clout but FTZs do provide an option to reduce distribution costs and increasing the appeal of opening businesses in the region.

The discussion pivoted back to competition with box stores and the fact that location is key to promoting growth. Certain beauty parlors in town attract people who shop at a plaza and also shop in the other businesses in the same lot.

Gary mentioned that he feels that the 10-Year Grand Plan was attempted in the 1990's and that it wasn't effective then. There was a large economic, social, and governmental difference in the 1990's which no longer exist. These sorts of projects need to be implemented and not merely entertained.



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Article 7: Discussion and review of the new section 12(C) Expansions of the Shoreland Zoning Ordinance changes as required by the State of Maine.

Discussion started on the expansion changes.

A new buffer area has been made for structures less than 25 feet from the water. The major changes to expansions are revolving around footprint expansions which can provide a substantial advantage to adding square footage as it allows basement and second floor expansions as long as these expansions don't breach the height limitations. What is an additional advantage to the expansion rule is the present expansion rule is maintained so people may choose which option they prefer.

Vince motion to table 2nd- Mike – Unanimous.

Article 8: Other Business – A property that was subdivided and permitted to have (1) two-family unit (duplex) was sold in partitions in which the approved subdivided 200x200 lots were split into two 100x200 lots and the property line drawn directly through the wall which divides the units. One approved lot has become 2 separate lots and may encounter subdivision issues. Will be readdressed at the next meeting.

Article 9: Adjournment – 7:03pm -- 1st- Gary 2nd- Mike – Unanimous.

Andrew Dubé – Code Enforcement Officer