



TOWN OF MADAWASKA

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

Minutes

MADAWASKA PLANNING BOARD PUBLIC MEETING

Wednesday February 21st, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

Article 1: Call the Meeting to Order.

Meeting was called into order by Vince Sirois at 5:45 PM.

Article 2: Establish a Quorum of Members.

Members present: Vince Sirois, Mike Morin, Tom Schneck and Gary Dufour.

Article 3: Determine any Conflict of Interest or Bias

No conflict or bias was found by the members.

Article 4: Review and approve previous meeting minutes.

Discussion amongst board members regarding wording and language in regards to January 17, 2018 meeting. Vince stated that he didn't remember recommending Carol Waltman specifically according to the language in the minutes but stated he was fine with the way it was written. Gary Dufour stated that he didn't remember speaking about a "portfolio" that is quoted in the previous meeting's minutes. CEO and Chairman reassured Gary that he did use the word "portfolio". Gary stated that he read in the minutes that there was mention of "earth tones" and stated that he opposed the face of all buildings being the same color. Motion to accept minutes as typed by Gary Dufour. Second by Mike Michaud. All members in favor.

Article 5: Review of the new section 12(C) Expansions of the Shoreland Zoning Ordinance changes as required by the State of Maine.

CEO explained to the board that the changes to the Shoreland Zoning Ordinance are highlighted in yellow in the material that was handed to the board members. CEO stated that the changes are more elaborated than the previous wording. CEO explained the addition to the language of the 30% footprint provisions. CEO stated that the 30% footprint provisions didn't exist on the current ordinance. Members discussed with CEO some examples of the new language. CEO stated that the new language gives people the choice on expansion. CEO explained to members that people requesting a change in foundations are required to receive a GPE from the



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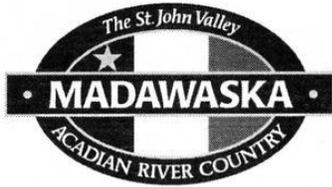
planning board. CEO stated “any foundation work has to come to Planning Board.” CEO explained that section 4 of the proposed ordinance simply changes the word “floor area” with “footprint”. Mike Morin expressed that he found that there was not many regulations on agriculture runoff outflowing into Long Lake causing algae. CEO stated that this is only one section of the new proposed ordinance and would be bringing sections at a time for review. Tentative date to submit to the Board of Selectmen is 2019. Vince Sirois stated he would like to have the town vote on each section because of previous issues in the past regarding other ordinances. CEO explained that we could not do that. Motion to accept changes as highlighted was made by Gary Dufour and a second was made by Tom Schneck. All in favor.

Article 6: Review Shoreland Zoning Map to discuss zoning changes to expand Limited Commercial District.

CEO showed members the current map of commercial zones located on Long Lake. CEO mentioned the idea of rezoning the entire section from Birch Point to the Golf Course compared to the limited space in front of the Golf Course that was previously zoned limited commercial. CEO stated that in the future if we also wanted to do a boat marina then we would not have to rezone the area if we review it now. Vince Sirois quoted what Limited Commercial is according to page 11 section “C” in the Shoreland Zoning book. Vince questioned what “low intensity businesses” were. CEO stated examples like ice cream shops, restaurants, small engine shops, marina etc. CEO stated that members could go to the land use table and see what exactly is allowed under the limited commercial districts. Gary Dufour expressed interest in rezoning the Cyr’s cove area. Gary Dufour stated that he would like to not zone Green Point as Limited Commercial but everything else could be zoned limited commercial. Mike Morin questioned why Gary felt Green Point should not be considered. Gary stated that all the properties in that area are residential. Limited commercial and commercial could be located across the road away from the shoreline. Members expressed that areas that are heavily populated will not be considered for rezoning. After much discussion members agreed that from “Roger Pelletier to _____ Map 36 Lot 35 through 43, Map 37 Lots 1 through 11A also including from the Golf Course property to the Birch Point Beach property are candidates to be rezoned. Board Member Mike Michaud made a motion to Table this article until CEO could get more information. Second by Gary Dufour. All members were in favor.

Article 7: Discussion on preventing Main Street commercial store fronts from being converted into residential units.

CEO stated he had a building owner requesting a permit to create a ground floor store front into a residential living space. CEO stated that Bangor is looking at creating an ordinance to prevent store fronts being converted into residential units. CEO stated that the intentions are not to prevent business owners from renting the rest of the building out as residential, that the idea of



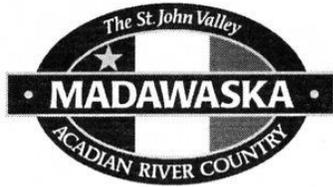
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the ordinance is to prevent the store front of the building from being converted into a residential space. CEO referenced the meeting with the Board of Selectmen regarding “Slum and Blight” buildings and the possibility of grants to aid the town in resurfacing the front of buildings that have fallen into disrepair. CEO stated that there was also interest in removing buildings to create Main Street parking. Members questioned about “the old Robert’s jewelry” building. CEO stated that there is a contractor working in the building to create a bakery. Work on the inside of that building is ongoing. Tom Schneck asked regarding the building referred as the “Key Bank” building. CEO stated that owner had plans to create office space. Gary asked if there was a way to enforce if there is a residential unit in a store front area that it appear appealing and not have “toilet paper hanging or bed sheets”. Mike Morin expressed that building owners need to have income and we shouldn’t be limiting what they can and cannot do with their building. Vince asked if we wanted to encourage commercial growth or allow residential spaces. Gary stated that we should not restrict building owners from doing what they want to their building. Gary stated that there was inadequate parking to appeal to businesses to come in and occupy a store front on Main St. Gary stated that if building owners do not have adequate parking for rentals for their building on their property, more residential spaces should not be allowed. Gary stated building owners should allow two parking spaces per residential unit. CEO used an example of a vehicle parked on Main Street for several months due to tenant health reasons. CEO recommended a dual meeting between Board of Selectmen and Planning Board. Motion made to coordinate with Board of selectmen, Planning Board and Board of Appeals for further discussion on Article 7 and 8 by Mike Morin. Second by Tom Schneck. All members were in favor.

Article 8: Discussion on Main Street parking, overnight parking issues, and lack of parking for business customers.
See motion made in Article 7. Gary Dufour spoke regarding the free trade zone and referenced an article in the Saint John Valley Times. Gary stated that in his understanding an entity was interested in bringing the FTZ to “The Valley”. Members spoke about the “Old Evergreen Building” and questioned why there were numerous vehicles in front. Gary stated that NorState owns the building and recently repossessed many vehicles and parked the vehicles in and in front of the “old Evergreen building” rather than bringing all the vehicles up to NorState.

Article 9: Other Business



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CEO spoke regarding the split lot on Dionne Drive. CEO stated that it was a legal existing lot, a legal home but the property line was split between a wall between the two units. CEO permitted one lot, two family home. CEO did not permit two lot, two family home. CEO gave one address with apartment/unit numbers, not two separate addresses. Gary stated that it was supposed to be a duplex but he states they created a town house. Members asked CEO to investigate definitions and to differentiate the differences in Condos, Duplexes, and Town Houses.

Article 10: Adjournment

Motion Made to adjourn by Gary Dufour. Second by Mike Morin. All members were in favor. Time of adjournment: 7:17PM. Next meeting March 21, 2018.