



TOWN OF MADAWASKA

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Minutes

MADAWASKA PLANNING BOARD PUBLIC MEETING

Wednesday May 16th, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

Article 1: Call the Meeting to Order.

Vince Sirois called the meeting to order at 5:49 P.M.

Article 2: Establish a Quorum of Members.

Quorum of members was established. Present are Michael Morin, Tomas Schneck, Vincent Sirois, and Gary Dufour.

Article 3: Determine any Conflict of Interest or Bias

No conflicts or bias were found.

Article 4: Review and approve previous meeting minutes.

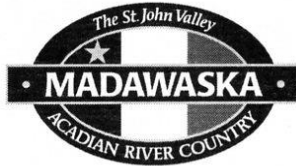
Motion to approve March 21, 2018 minutes by Tom Schneck and second by Mike Morin. All in favor. Motion carries.

Motion to approve April 18, 2018 minutes by Gary Dufour, second by Tom Schneck. All in favor. Motion carries.

Out of Order:

Article 7: Other Business:

Planning Board Chairman Vince Sirois invited Donald Chasse to speak to the Planning Board members regarding what the Grand Revitalization Plan committee members are asking of the Planning Board. Donald Chasse stated that the Grand Revitalization Plan committee discovered that the Madawaska Land Use code book is outdated by more than 40 years. Donald Chasse, on behalf of the Grand Revitalization Plan committee asked Planning Board Members to consider re-writing the land use book to have current and updated ordinances. The Grand Revitalization Plan committee is willing to assist Planning Board Members with resources, including hiring someone to assist with writing the book. Vince Sirois stated that he was open to the idea to update the book, and states that some of the ordinance manual has been updated. Vince stated that we could consider using computer program to update the manual and make it visible that the ordinances are being updated. Gary Dufour stated that the entire book hasn't been re-written, but the content has been updated. The cover is deceiving because it shows the date of 1977, but there have been revisions. Donald Chasse stated that it might be good to clearly state all the revisions somewhere in the book. Gary stated that there has been revisions this year, so the cover should reflect "Revised 2018". Donald



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Chasse stated that the revisions would have to be put together with the book to clearly stated the ordinances and revisions. Donald Chasse stated that one of the goals of the Grand Revitalization Plan is to update the book. Mike Morin stated that the land ordinance book is a work in progress. Gary Dufour stated that CEO Andrew Dube has all the land use book including all the revisions. Vince Stated that he would talk to Andrew about the revised edition. Vince suggested that a Planning Board member be invited to the Grand Revitalization Plan meetings when it pertains to Planning Board. Donald Chasse stated that this a 10-15 year plan and understand that this will not be done instantaneously. Donald Chasse stated that the Grand Revitalization Plan is trying to attract enterprise, small businesses and others who are interested in doing commerce in Madawaska. Donald Chasse thanked Planning Board members for their time and hoped for progress. **Andrew Dube, CEO arrives at 6:45 P.M.** Planning Board Members updated CEO on what had transpired prior to his arrival. CEO stated we could post the updated land use book and ordinances online. Vince Sirois questioned if it was worth hiring someone to help Andrew put together the updated book. Code Enforcement Officer Andrew Dube stated that he would like the planning board secretary to help him for a day out of a week or two. Gary Dufour stated that he feels that there is no need to hire someone for this. Andrew Dube stated that he feels the people currently associated with the Planning Board are capable of working together to do what the Grand Revitalization Plan committee wants.

Vince Sirois opened the floor to Peter Gendreau regarding his boat house located at 774 Beaulieu Road. Peter stated that the ice damaged the boat house and he is looking to build a pressure treated deck on the existing cement slab, instead of rebuilding the boat house which could be damaged in the ice movement in future years. Peter Gendreau stated he spoke with CEO Andrew Dube, but was referenced to the Planning Board for approval. Gary Dufour questioned if it is considered a change of use. Rebuilding the boat house would not be considered a change of use. Gary Dufour stated that the Planning Board has laws and rules to abide by. Mike Morin asked if there are different laws because Peter Gendreau is “going backwards” from a boat house to a deck. Planning Board members questioned on how to approach this issue regarding the change of use. Vince Sirois suggested to reference Andrew Dube, CEO and the D.E.P to see what is allowed legally. Peter Gendreau stated that he is in no hurry to this issue. Vince asked if it would be okay to table this until further research could be done. Peter Gendreau stated that he was okay with Planning Board researching the issue. Motion to table until Peter Gendreau brings in an application in to the CEO. by Gary Dufour. Second by Tom Schneck. All in favor. Motion carries. **Andrew Dube, CEO arrives at 6:45 P.M.** Planning Board Members updated the CEO of what they decided and questioned if changing the boat house to a deck would be considered a change of use.

Article 5: Follow up on Limited Commercial District Extension in Shoreland Zone. (Map 36 / Lots 35-43. Map 37/ Lots 1-11. Golf Course to Birch Point Beach (Map 33 / Lots 15-31; Map 34 / Lots 1-14).

Vince Sirois suggested that we move this to Public Hearing before the meeting next month. Vince stated that Andrew Dube, CEO could write up the definition of “Limited Commercial District”. Vince stated that in the Shoreland Book, there is only reference to “Commercial”. Vince Sirois



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stated that by creating a Limited Commercial zone, it would help people and small businesses. Gary Dufour stated what is prohibited under the Shoreland Ordinance. Gary Dufour stated that they would have to have a definition of what is allowed in a Limited Commercial District. Vince Sirois stated that a public hearing would have to be held to discuss to the public what Limited Commercial District means. Planning Board Members paused this Article until the CEO arrived. **Andrew Dube, CEO arrives at 6:45 P.M.** Planning Board members questioned CEO what “Limited Commercial District”. Mike Morin asked if it was easier to outline what was prohibited, rather that outline what was allowed. CEO read aloud the definition of Limited Commercial District. CEO stated that LCD does not pertain to home occupational businesses such as hairdressers etc. CEO stated that it was suggested from the Department of Environmental Protection. Mike Morin asked if a boat landing would fall under LDC. CEO Andrew Dube stated that boat landings fall under a governmental ruling and is treated differently. Vince Sirois asked if a public hearing would be recommended. CEO asked if the Planning Board members wanted to slowly amend section at a time, then bring the approved amendments to the Board of Selectmen. Planning Board members stated that the Public Hearing would be just be about the rezoning of the above-mentioned lots to a limited commercial district. Gary Dufour questioned if it would change the setbacks.

Article 6: Issuing newly created Gmail accounts for Planning Board Members to be used exclusively for Planning Board business.

Vince Sirois discussed the reasoning for the new emails, and how the FOAA could result in Planning Board member’s individual emails being confiscated and reviewed.

Motion to adjourn by Gary Dufour. Tom Schneck seconds the motion. All in favor. Motion carries.
Meeting end time, 7:02 P.M.