



TOWN OF MADAWASKA

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Minutes

EMERGENCY MADAWASKA PLANNING BOARD PUBLIC MEETING

Monday May 21th, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

Article 1: Call the Meeting to Order.

Vince Sirois called meeting to order at 5:45.

Article 2: Establish a Quorum of Members.

All members present.

Article 3: Determine any Conflict of Interest or Bias

No members had any conflicts or bias.

Article 4: Greatest practical extent and Planning Board (after the fact) permit for accessory structure located at 155 Green Point Road Lot 430, owned by Donald and Christine Cowie. (Map-34 / Lot- 28).

Mr. & Mrs. Cowie's contractor, Todd Daigle spoke regarding the structure in question. Todd Daigle stated that it was very clear to him that the structure was unsafe. Substructure and roof rafters were rotted and was impossible to lift the building safely. Donald Cowie stated that the building was in disrepair and was a safety issue for himself, his contractor and others. Donald Cowie stated that his intention was to use the structure which measured 12ft by 37ft, lengthwise towards the lake. Donald Cowie stated that he is willing to set back 13ft to equal a structure measuring 12ft by 24ft. The original building is 35 feet away from the high-water mark according to the Cowie's. Mr. Cowie states that his intention is to store boats, canoes, ladders and other items. Gary Dufour questioned if the building could be widened to compensate for lost footage. Todd Daigle stated that to widen the building would require land work such as removing tree roots. Vince Sirois questioned if the Cowie's would be willing to push back to the 50ft high water mark. Donald Cowie stated that he would prefer the 47ft high water line mark to bring the building equal with the camp. Mr. Cowie stated he was just looking to make sure he was in compliance with laws and regulations. Gary Dufour stated that if the Cowie's would set back to 50 feet, they could build a 500ft² building. Gary Dufour stated that the Cowie's could widen the shed if they wished. CEO stated that the Cowie's could keep the original size of the building but push back. Todd Daigle, contractor asked who would measure the HWL. CEO offered assistance. Motion to accept permit language written by CEO as read by Gary Dufour; "Building to be no closer than 50 feet to HWL. Structure not to exceed 500ft². Permit issued after the fact of removal of existing structure. Second by Tomas Schneck. All in favor. Motion carries.



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Article 5: Other Business

CEO stated that Mr. Joel Dufour came in to the office to question if he could split Map 11- Lot 60 into two lots. Joel Dufour would like to split one portion of the lot by 75ft and convey the rest of the lot to a potential buyer. The lot is unbuildable due to the powerline easement through the lot, and does not meet the required 10,000ft² to be a mobile home lot. Joel Dufour wishes to start from the line from Map 11- Lot 32Q and continue 75 feet into Map 11- Lot 60 towards the powerline easement. Joel Dufour has storage sheds on the 75 feet he wishes to keep. Mike Morin stated that under the powerline easement, there cannot be any buildings. Mr. Dufour stated that his sheds are not under the easement, but nearby. Vince Sirois stated that they could word the motion to state that Mr. Joel Dufour could not build on the lot he wishes to divide. Vince Sirois questioned if the proposed lot would be too small. Members questioned who permitted Mr. Dufour to place sheds in the location they are now. Mr. Dufour stated the past CEO, Robert Ouellet permitted him to build the sheds 50ft away from the Powerline Easement despite the powerlines not taking up the full 100ft of the easement. Vince Sirois asked the CEO to investigate if there are set back requirements from an easement.

Motion by Gary Dufour to state that Map 11-Lot 60 to be allowed to divide into a 75 ft on the north side and a 175 ft to the south side. North side lot would not be allowed to have water and or sewer connection. Cannot have a habitable building on North Side lot. Can have electricity connections. Second by Tomas Schneck. All in favor. Motion carries.

Article 6: Adjournment

Motion to adjourn by Mike Morin. Second by Tomas Schneck. Time of adjournment 6:45 P.M.