

# TOWN OF MADAWASKA

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## Minutes

### MADAWASKA PLANNING BOARD PUBLIC MEETING

Wednesday March 21<sup>st</sup>, 2018  
at 5:45 PM

**Article 1:** Call the Meeting to Order.

Meeting was called into order by Vince Sirois at 5:49 P.M.

**Article 2:** Establish a Quorum of Members.

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

**Article 3:** Determine any Conflict of Interest or Bias

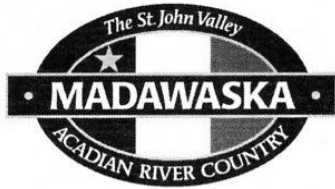
No conflict or bias was found by the members.

**Article 4:** Review and approve previous meeting minutes.

Mike Morin noticed on February 21, 2018 minutes that his last name was incorrectly spelt on Article 4 and 6. Motion was made to accept minutes as corrected by Tom Schneck and second by Mike Morin. All members were in favor.

**Article 5:** Discussion on opening a Truck Stop Map-1/Lot 8a owned by Joel Hebert.  
Zoned Industrial.

Vince Sirois opened time for discussion to Madawaska resident Joel Hebert. Joel Hebert stated he approached Irving to potentially open a truck stop on a property he owns. He stated that it would provide truckers a place to rest and fuel, take showers and eat, especially with new rules and regulations for the truckers coming into effect. Vince Sirois expressed concern regarding crossing the rail road crossing. Joel Hebert stated that it shouldn't be an issue. Mike Morin questioned if there would be enough space. Joel Hebert stated that all existing buildings would be removed, and Irving would be rebuilding. Joel Hebert stated that if extra space is needed, purchasing the property abutting his property from the town could be considered. Also purchasing other properties would be considered if needed. Mike Morin expressed concern about enough space. Tom Schneck asked if there would be any issues with turning in and out of Main Street. Joel Hebert stated that he drives his tractor trailer there and he has had no issues. Tom Schneck asked if there would be any issues with the State of Maine since Main Street is a state-owned road. Joel Hebert stated that he doesn't see any issues with it. Joel Hebert stated that he can maneuver his tractor trailer around



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the property, and Irving would be removing some of the existing buildings therefore creating more room. Vince Sirois asked if Irving expressed concern regarding the size of the property. Joel Hebert stated that Irving was in favor and he was waiting for Irving Representatives to come up and speak further with him. Joel Hebert stated that when the Houlton Irving truck stop started he believed they had less land than he currently has. Mike Morin asked why the Planning Board was here discussing this issue when Joel Hebert's property was already listed as industrial. Vince Sirois stated that it's always good to have a letter from the Planning Board. Joel Hebert stated he just wanted to keep everyone involved. Joel Hebert stated that it would be a complete truck stop with all amenities. Motion by Tom Schneck to advance the possibility of opening a truck stop on Map 1 /Lot 8A. Mike Morin second. Unanimous agreement.

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

Planning Board Members reviewed the maps provided by the CEO. Tom Schneck made a motion to schedule public hearing to get feedback from the public on changing zoning to "Limited Commercial District" in areas previously mentioned and drawn out by CEO. Mike Morin second. Unanimous agreement.

**Article 7:** Other Business

Vince Sirois stated that he spoke with other Planning Board Member Gary Dufour and stated that Gary spoke with Ross Dubois, Police Chief regarding ordinances. Vince stated that Ross Dubois found ordinances from the 1930's that were not in the Planning Board Member's guide books. Vince stated that the police chief would be working with CEO to update and make sure all people involved would have updated and current copies of ordinances.

**Article 8:** Adjournment

Motion to adjourn was made by Tom Schneck and second by Mike Morin. Time of Adjournment is 6:22 P.M. Unanimous agreement.