



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

Tuesday July 18th, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

- Article 1:** Call the Meeting to Order.
Meeting called to order by Vince Sirois at 5:57 P.M.
- Article 2:** Establish a Quorum of Members.
Planning Board members present: Vince Sirois, Thomas Schneck, Gary Dufour.
- Article 3:** Determine any Conflict of Interest or Bias
No conflicts of interest or bias found
- Article 4:** Review and approve previous June 20 and June 26 minutes.
**Motion to approve June 20, 2018 and June 26, 2018 minutes by Gary Dufour.
Second by Thomas Schneck. All in favor. Motion carries.**

(Out of Order. Article 6 discussed before Article 5)

- Article 6:** Other Business
Joel Hebert presented to the Planning Board a sketch of his property located at 10 Morin Avenue. Mr. Hebert stated that to further proceed with his truck stop plans, he would need the town of Madawaska to request an easement to place sewer lines under the rail road located to the front of his property. Gary Dufour questioned Mr. Hebert's plans of using the town land abutting his property as an exit. Gary Dufour stated that Mr. Hebert would need an easement from the town to use their property. **Gary Dufour motions that Mr. Hebert can go see the town and railroad to pass sewer under the railroad to the property line. Tomas Schneck seconds. All in favor. Motion carries.**

- Article 5:** Present and discuss ideas for Land Use and Planning Ordinance updates/changes.
Andrew Dube, CEO presented a proposal to update the Lot coverages from the current amounts to an increased amount. CEO stated that he would like to also propose a contingent that storm water and snow need to be properly contained within the property lines. Board Members suggested a universal 75% lot coverage maximum. CEO also presented to Board Members proposal to create a "Commercial Downtown Zone". Planning Board members quickly discussed the beginning of the document the CEO created for this Commercial Downtown Zone. No action taken.



TOWN OF MADAWASKA

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

Article 7: Adjournment

**Vince Sirois excused himself at 7:03. Motion to adjourn by Thomas Schneck.
Second by Gary Dufour. All in favor. Motion Carried. Time of Adjournment: 7:03 P.M.**