



TOWN OF MADAWASKA

328 St. Thomas Street, Suite 101, Madawaska, Maine 04756-1299
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Minutes

MADAWASKA PLANNING BOARD PUBLIC MEETING

Wednesday June 20th, 2018
at 5:45 PM

TOWN COUNCIL MEETING ROOM

Article 1: Call the Meeting to Order.

Meeting was called to order at 5:50 P.M. by Vince Sirois.

Article 2: Establish a Quorum of Members.

Planning Board Members, Gary Dufour, Thomas Schneck, Mike Morin, and Vince Sirois present.

Article 3: Determine any Conflict of Interest or Bias

No conflict of interest or bias was found.

Article 4: Review and approve previous May 16 and May 21 minutes.

Motion to correct May 16, 2018 minutes and approve the minutes by Gary Dufour, second by Tom Schneck. All in favor. Motion carries

Motion to approve May 21, 2018 minutes by Gary Dufour, second by Tom Schneck. All in favor. Motion carries.

Article 5: Discussion on splitting Joseph and Carlene Raymond's lot back to previously separate lots. 477 Riverview (Map -3/ Lot-92) and (Map 3/ Lot -98) on Albert Street.

Mrs. Raymond clarified that Mr. Raymond has passed away and her name was incorrectly spelled on the Agenda. Vince asked why Mrs. Raymond wanted to split the lots back to the original plan. Mrs. Raymond stated that she is unable to take care of the property on Albert Street. Mrs. Raymond stated that several years ago, under different town management, the Raymond's lot was combined into one lot instead of two separate lots. Vince Sirois asked if the lots were split, if they would be non-conforming lots. Andrew Dube, CEO stated that the Albert Street property is under the required minimum. CEO stated that the only reason that the split could be considered is because it was once two lots. Mike Morin makes a motion to allow Mrs. Raymond to split her lot into the original two lots. Tom Scheck seconds. All in favor. Motion carries.

Article 6: Steve Albert: 7'x14'shed reconstruction and replacement with GPE accommodation to connect to the road side section of an existing 8'x14'deck. Replacement shed dimensions would be 10'x10'. Reconstruct and replace 2nd shed in exact same spot to the exact same dimensions due to line of large trees located on the road side of shed.



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Steve Albert stated that his sheds are deteriorating and are falling over. Steve wishes to move the shed to make it more conforming but doesn't want to push the 1st shed in question too far back due to the septic holding tank cover being located close by, and a run off ditch behind the 1st shed. The proposed dimensions for the 1st shed would be a 10x10 to connect to the existing decking on the lake side of the camp. Gary Dufour stated that the shed appeared to be in such disrepair that simply moving the structure would cause extensive damage. Steve stated that he would need to restructure it, not rebuild. CEO stated that by relocating the structure, it would put the closest point of the shed behind the deck. Steve stated that he would be relocating the structure with repairs. Mike Morin made a motion to accept the 1st shed's relocation and repair. Gary Dufour seconds the motion. All in favor. Motion carries.

Steve Albert wants to expand the 2nd shed but was open to suggestions due to a large tree being in the way and cannot extend towards the driveway. CEO stated that the 2nd shed, as it currently exists is only 23 feet from the HWL. CEO stated that Steve Albert could not expand the 2nd shed. CEO quoted the Shoreland Ordinance book, Section 12 § C (1, A, i.) that even if Steve Albert wished to expand towards the road, and not the lake, it was still prohibited. Steve Albert questioned CEO how the HWL was calculated. CEO clarified that the HWL is determined where aquatic vegetation changes to terrestrial vegetation, which for Steve Albert was at the rip-wrap wall. Gary Dufour clarified that since the building is less than 25 feet away from the HWL, Steve Albert is not allowed to extend the shed as proposed. Steve Albert was looking for a way to get more storage space for his camp. Steve Albert questioned stated he could move back the shed but would lose part of the shed due to a large tree being in the way. Vince Sirois clarified with Steve Albert that the property line was the tree line also. Vince Sirois suggested that Steve Albert push back the shed to be at the 25 ft mark, and then create the extension, that Steve was requesting towards the road and away from the lake. Gary Dufour questioned if Steve would be willing to expand the 1st shed further in sacrifice for the 2nd shed not being expanded. Steve Albert stated that Gary Dufour's proposed 14x14ft expansion on the 1st shed would place the shed near or directly on top of the sewer system holding tank cover that is located a few feet from the camp and 1st shed. CEO pulled the tax card and looked at the layout of the lot according to the 2010 tax card. Steve Albert pointed out that he has already reduced the size of the deck facing the road that was pictured in the tax card. Andrew Dube, CEO stated that the shed absolutely would have to be placed at least at the 25ft HWL mark, or in line with the staircase located to the front of the camp. The shed would be "L" shaped due to the large tree line behind the shed. Andrew Dube, CEO asked Steve Albert when he planned on starting the project. Steve stated that he would like to start as soon as possible. CEO stated that he would like to go visit the property with the Planning Board Chairman and approve the final design. Vince Sirois liked the idea of a "bird's eye" plot design that would show how the shed designs would change. Steve Albert showed a rough draft of what he had drawn out. CEO stated that if the 2nd shed would line up with the porch in the front of the lake, then he would see no issue with the permit. Mike Morin questioned how close the tree was to the shed. CEO stated that if Steve Albert would shave the lakeside of the 2nd shed to be in line with the staircase, and then add to the rear of the shed away from the lake, then it would be complying. Steve Albert asked if he could cut the tree down that was near the 2nd shed. CEO stated that he could give permission to Steve Albert to cut down the tree, but a tree would have to be replanted, and stated that a lilac tree, or apple tree or something similar would suffice. Steve Albert stated that he would prefer to leave the existing tree as it is. Mike Morin and Gary Dufour agreed that the shed would be "L" shaped because of the large tree's proximity to the shed. Mike Morin stated that he would agree to Steve Albert cutting the shed's lakeside wall to match the camp stairs and add the lost footage on the roadside of the shed. Gary Dufour stated that he also agreed and clarified that Steve Albert would be adding the 15sq feet he requested. CEO questioned the integrity of the shed, and if cutting the wall would destroy it. Steve Albert stated that he would solidify and



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stabilize the shed. Mike Morin questioned the slope that the 2nd shed was on, questioning the extension towards the road would require Steve Albert to raise the shed several feet. Steve Albert stated the slope was not as severe as it looked like in photographs, and that it would not be raised by much. CEO clarified the foundation regulations. Members looked at the photos and stated that it appears as 18 inches or so would be cut off the front of the 2nd shed but would be measured by CEO to ensure the measurements were correct. Steve Albert agreed that he would remove the requested amount to proceed with the repair and extension.

Planning Board Members regrouped and worked on language for the motion for Steve Albert's second shed. Mike Morin made a motion stating that 2nd shed to be flush with closest point of principal structure and add lost square footage and an additional 15 square feet to the road side of the 2nd shed; to be approved by CEO and Planning Board Chairman. **Gary Dufour excused himself at 6:48 P.M.**

Article 7: Finalize limited commercial district proposal in the shoreland zone and submit for public hearing and meeting.

CEO, Andrew Dube spoke regarding finalizing the LCD. CEO stated that he wanted to add several lots Map 34 Lots 13, 13A, 21A and 21B, otherwise known as "the church, parking lot, bathroom and the campground and lot located behind the campground". CEO stated that he had to submit the LCD plan to DEP. Motion to approve the additional lots to the LCD by Tom Schneck. Second by Mike Morin. All in favor. Motion carries.

Article 8: Renewal of Jeffrey Albert's (Map- 29/Lot-28+29) and Marcella Albert's (Map-26/Lot-7) gravel pit permits.

Mike Morin makes a motion to accept Jeffery and Marcella Albert's gravel pit permits. Thomas Schneck seconds. All in favor. Motion carries.

Article 9: Other Business

CEO showed Planning Board members the new Planning Board permits. Planning Board members asked CEO to look into powerline setbacks.

Article 10: Adjournment

Motion to adjourn by Mike Morin. Second by Tom Schneck. All in favor. Time of adjournment is 7:00 PM.