



TOWN OF MADAWASKA  
328 St. Thomas Street Suite 101  
Madawaska, Maine 04756  
207-728-6351

**Madawaska Board of Appeals Public Hearing Minutes**  
**Monday, April 18, 2022 - 5:30 P.M.**  
**Madawaska Town Office**  
**Board of Selectman Chambers**

**MEMBERS PRESENT:** Mark Cyr, Paul Lavoie, Paul F. Lavoie, Jessica Blalock

**CODE ENFORCEMENT OFFICER:** Denise Duperre

**RECORDING SECRETARY:**

**OTHERS PRESENT:** Chris & Mindy Braley, Bella Blier

**Article 1: Call Public Hearing to Order**

*Mark calls the Public Hearing to order at 5:31 P.M.*

**Article 2: Establish a Quorum**

*A quorum is established including the following members: Mark Cyr, Paul Lavoie, Paul F. Lavoie and Jessica Blalock.*

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

None

**Article 4: To hear public comments on an Application for Miscellaneous Appeal by Tariq Waheed, Map 004 Lot 023 in the Commercial Zone, 322 Main Street.**

Jessica begins by asking what the plans are for snow removal. Jeff asks if there are any snow fields because it is a public access right of way. Mark states that if it is brought to the Board of Selectman, it may be authorized that the snow be brought to the Town Garage. It is usually a contractor that removes the snow, and it is their decision where they bring it. If it gets authorized, it will be written as a stipulation. Denise states this is a non-conforming building, and Tariq is looking at the floor plan to make it even more non-conforming. There is no change of use. It is a sprinkled building, so the rules have changed as far as egress. The halls will remain lighted, and there will have to be exit signs. Town ordinance says there must be 2 parking spaces (10 by 20) available per unit. Tariq wants the Board to consider a variance to allow one parking space per unit, making 22 total. The existing commercial space goes by square footage, and that would be one parking space per commercial space. One of the commercial spaces is already rented by DOT, and their contract is for a couple of years. Denise states that there are 12 existing apartments, and only 4 vehicles presently. Jeff says there are 2 commercial spots with 3 employees, and they park across the street during the day. At night, the parking spaces are not occupied. Tariq wants to add 8 apartments, and according to code, he would need 44 spots, but if the Board doesn't approve the variance, nothing



TOWN OF MADAWASKA  
328 St. Thomas Street Suite 101  
Madawaska, Maine 04756  
207-728-6351

can be done. Jessica states that she took a walk around the building and noticed a dangerous drop off with a guardrail in need of repair. Mark states that the issue needs to be addressed. Jeff mentions that if all is approved, the repairs can be added to the stipulations. The plan is also to add fire exits and emergency lights. All the common corridors will be interconnected smokes and linked together. Where there's only less than 10% of the building that is commercial, a fire marshal permit is not required, so it falls on the Town to make sure that everything is up to code.

*Paul F. Lavoie motions to approve Application for Miscellaneous Appeal, Jessica seconds. All are in favor.*

**Article 5: To hear public comments on an Application for Practical Difficulty Dimensional Variance, Map 007, Lot 016 in the Heavy Density Residential**

Chris intends on placing a fence and pool in his backyard if approved for a variance. He states that the fence would be lined up with his garage, and his intention is to make it a 3 by 3 slip fence with aluminum posts, 6-foot sections, pressure treated decking with a cap. Bella states her fence is 2 ½ feet from her back neighbor's existing fence. Mark asks if there are pins in the ground showing the property line, and Bella confirms that the property has been professionally surveyed. He also asks how far away the pool will be from the property line. Chris says 7-8 feet from the backside and 4-6 feet from the uphill side. Mark suggests talking to the neighbor to see if he can use that fence to close his off but make an access way. Jessica asks what the plan is to drain it, and Chris responds that he will have a back flush line and feed it out to the storm drain. Bella says she doesn't have an issue if it doesn't cross John, the uphill neighbor's fence. Mark agrees there is no issue if Bella has room to maintain her fence.

**Article 6: Adjournment**

*Paul F. Lavoie motions to close the Public Hearing at 6:12 P.M. Paul Lavoie seconds.*

**Public Meeting**

**Article 1: Call Board of Appeals meeting to Order**

*Mark calls the Public Meeting to order at 6:12 P.M.*

**Article 2: Judgement on Art. 4 To Consider an Application for Miscellaneous Appeal by Tariq Waheed, Map 004 Lot 023 in the Commercial Zone, 322 Main Street.**

None



TOWN OF MADAWASKA  
328 St. Thomas Street Suite 101  
Madawaska, Maine 04756  
207-728-6351

**Article 3: Judgement on Art. 5 To Consider an application for Practical Difficulty Dimensional Variance, Map 007 Lot 016 in the Heavy Density Residential**

*Paul motions to approve the Practical Difficulty Dimensional Variance, Jessica seconds. All are in favor.*

**Article 4: Other Business**

None

**Article 5: Adjournment**

*Paul motions to adjourn at 6:15 P.M., Jessica seconds.*