



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

MADAWASKA PLANNING BOARD PUBLIC MEETING MINUTES
MONDAY, APRIL 5, 2022 - 5:00 PM
MADAWASKA TOWN OFFICE
BOARD OF SELECTMAN CHAMBERS

Planning Board Members: Seth Lagasse, Michael Morin, Clifton Cyr, Christopher Michaud
Code Enforcement Officer: Denise Duperre
Recording Secretary: Roxy Levesque
Others Present:

Article 1: Call the Meeting to Order.

Seth called the meeting to order at 4:57 PM.

Article 2: Establish a Quorum of Members.

A quorum was established including the following members: Seth Lagasse, Michael Morin, Clifton Cyr and Christopher Michaud.

Article 3: Determine any Conflict of Interest or Bias.

None

Article 4: Discussion of Preliminary Plans for 322 Main Street.

Denise states she'd like an opinion from the Planning Board before the proposed plans for the Heritage Place are brought to the Board of Appeals. Dave Morin is the current owner of the property, along with the back of the building, and the right of way. Tariq Waheed is the proposed future property owner. Denise states that Holly Hardwick is his property manager, and the draftsman is Jeff Lagasse. The plans are stamped by an engineering firm. Denise states that the biggest hurdle is parking, and a variance will be needed by the Board of Appeals. Ordinance states 2 vehicles per tenant. Denise suggests they get a variance for a smaller car space, but Jeff measured and there is room for one 10 by 12 parking spot per tenant. Another issue was snow removal and where to put the snow. Clif states that apartment 206 is surrounded, with no windows and one egress. Denise says that the building is fully sprinkled which makes it an exception. Rough plumbing and electrical is in on the third floor, but it was never finished. The future owner's proposal is to separate the apartments from the stores, keep the existing front, and put bathrooms for stores. DOT is currently occupying the existing commercial space and new apartment 1A.



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The building has been inspected, and Denise is waiting for state certification. According to Maine state law, it will have to be checked every three months. When they start building on the third floor, they will have to follow the fire partitions on walls, subflooring, and ceilings. Anything new moving forward will have to meet code. Seth states nothing can be granted unless there is a snow removal plan.

Article 5: Other Business

None

Article 6: Adjournment

Clif motions to adjourn at 5:36 P.M, Mike seconds.