



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

MADAWASKA PLANNING BOARD PUBLIC MEETING MINUTES  
TUESDAY, DECEMBER 6, 2022 – 5:30 PM  
MADAWASKA TOWN OFFICE  
BOARD OF SELECTMAN CHAMBERS

**Planning Board Members:** Michael Morin, Christina Ouellette, Liza Lajoie

**Code Enforcement Officer:** Denise Duperre

**Recording Secretary:** Roxy Levesque

**Others Present:** Gary Picard, Heather Pelletier

**Others Present Via Zoom:** Darrin Stairs, Amy Lebel, Thomas Emery, Peter Pinkerton, Frank Crabtree, Christina Porter

**PUBLIC HEARING**

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

Michael Morin called the Public Hearing to order at 5:30 PM.

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

A quorum was established.

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

None

**Article 4: Review and Approve minutes of previous meeting(s).**

*Christina Ouellette motions to approve minutes. Michael Morin seconds. All are in favor.*

**Article 5: To Review Preliminary Site Plans for Tax Map 003, Lot 070**

The Harriman team working for Fish River Rural Health consists of Christina Porter-Architect, Peter Pinkerton-Interior Designer/Project Manager, Thomas Emery-Landscape Architect and Frank Crabtree-Civil Engineer. The Woodard & Curran team working on the Kmart parking lot improvements consists of Darrin Stairs-Project Manager/Civil Engineer and Amy Lebel-Project Engineer.

The Town of Madawaska deeded 1.68 acres to Fish River. There will be a recreational trail coming off 7<sup>th</sup> Ave, and it will drop off at the American Legion.



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There is adequate parking that meets criteria. The drainage will be sheet flow going into catch basins with a subsurface treatment filter. The Town is reconstructing the sewer line to go around the building. There will be fire protection. The power will be brought from St. Thomas Street. There will be aerial LED lighting. There is an offset swoped roof for snow buildup. The legal street frontage is 75 feet, and they are asking to bring it down to 50 feet and to downsize the parking spaces because most parking will be long term. The maximum building height is 40 feet, and they are looking to make it about 43 feet. The roof will be asphalt. Snow will be pushed to the south side, and all snow removal services will be paid by FRRH.

*Christina Ouellette motions to accept Waiver 1: Minimum street frontage reduced from 75 ft. to 50 ft. Liza Lajoie seconds. All are in favor.*

*Christina Ouellette motions to accept Waiver 2: Minimum parking space of 200 sq ft. reduced to 9'x18' 162 sq ft. with 24-ft. wide access aisles. Liza Lajoie seconds. All are in favor.*

*Christina Ouellette motions to accept Waiver 3: Maximum building height of 40 ft. increased to 42'-2 1/4" ft. to reflect unique building location on sloping site and to allow for pitched roof or change height definition to be measured halfway between the eave and ridge for pitched roofs. Liza Lajoie seconds. All are in favor.*

*Christina Ouellette motions to approve site plan as proposed. Liza Lajoie seconds. All are in favor.*

**Article 6: Other Business**  
None

**Article 7: Adjourn**  
*Christina Ouellette motions to adjourn at 6:29 PM. Liza Lajoie seconds. All are in favor.*