



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

**Madawaska Planning Board Meeting Minutes
Monday, July 31, 2023 – At 5:30 PM
Madawaska Town Office
Board of Selectman Chambers**

MEMBERS PRESENT: Seth Lagasse (Chair), Micheal Morin (Vice Chair), Corey Morin, Douglas Cyr, Nicholas Guerrette, Christina Ouellette

CODE ENFORCEMENT OFFICER: Denise Duperre

RECORDING SECRETARY: Roxy Levesque

OTHERS PRESENT: Shelly Godin, Steven Godin, Andrew Dube

PUBLIC MEETING

Article 1: Call Public Meeting to Order

Seth Lagasse calls the Public Meeting to order at 5:30 PM.

Michael Morin makes a motion to change Article 2 from Establish a Quorum to Elect a Chair and Vice Chair. Christina Ouellette seconds the motion. All are in favor and motion carries.

Christina Ouellette motions to change the order of Article 5 & 6. Michael Morin seconds. All are in favor and motion carries.

Article 2: Elect a Chair & Vice Chair

Christina Ouellette motions to nominate Seth Lagasse as Chair and Michael Morin as Vice Chair. Douglas Cyr seconds the motion. All are in favor and motion carries.

Article 3: Establish a Quorum

A Quorum is established.

Article 4: Determine any Conflict of Interest or Bias

None

Article 5: To Discuss and Consider a Building Permit Application (after-the-fact) for Map 034 Lot 005 located at 18 Chapel Road. Zoned: Shoreland.

Code Enforcement Officer Denise Duperre states that she called property owner Steven Godin after there was a report made about a structure being built on his lot. Denise Duperre had Steven Godin fill out a Building Permit Application to determine if the structure that had already been constructed was feasible, and that it was within the Shoreland Zoning Laws. It was determined that the structure is 60 feet from the water. The structure is located on an existing cement slab from a storage shed that was previously there that has since been moved to an adjacent lot. Steven Godin had



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previously met with the Planning Board in 2019 to remove the shed from his lot. A picture that was provided to the Board shows a sunshade that was placed on the slab after said planning board meeting allowing Steven Godin to remove the shed from the existing lot and put it on the adjacent lot in place of an old camp, backing it up to the greatest practical extent.

Seth Lagasse states he doesn't think the Board can approve the Application.

Michael Morin disagrees. He feels that since there is an existing slab, the Godin's should be able to build on it.

Denise Duperre reads as written under Principle and Accessory Structures on page 13 of the Madawaska Shoreland Zoning Ordinance.

Denise Duperre states she called her counterpart at DEP and explained that the existing structure is 60 feet from the high-water mark. Her counterpart said it is not allowed per DEP rules.

Steven Godin says he would've never moved his shed had he known it was not a buildable lot.

Denise Duperre reads as written under Reconstruction and Replacement on page 6 of the Madawaska Shoreland Zoning Ordinance. It states that a non-conforming structure which is located less than the required setback from a water body, which is removed, may be reconstructed, or replaced provided that a permit is obtained within eighteen months of the date of removal.

Shelly Godin states that they were never made aware of the time limit when removing their shed.

Denise Duperre reads the definition of structure.

Steven Godin argues that there is an existing structure, and his neighbors have no issues with it. Seth Lagasse assures him that the neighbors are not the issue.

Andrew Dube, resident of Madawaska, ME, asks Denise Duperre if the Shoreland Zoning Ordinance in 2019 had different restrictions, or had a different description of accessory structure than the current ordinance.

Seth explains to the Godins that if the Board were to approve the application, they would get fined by DEP. He suggests the Godin's go through the appeal process with the Board of Appeals. Denise Duperre explains the appeal process.

Article 6: Review and Approve Minutes of pervious meeting(s) if any.

Douglas Cyr motions to approve June 12, 2023 minutes. Michael Morin seconds. All are in favor.

Douglas Cyr motions to approve January 23, 2023 minutes. Christina Ouellette seconds. All are in favor.

Christina Ouellette motions to approve December 6, 2022 minutes. Douglas Cyr seconds. All are in favor.



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*Michael Morin motions to approve June 8, 2023 minutes. Christina Ouellette seconds.
All are in favor.*

Article 7: Other Business

Michael Morin inquires about zoning at Long Lake.

Article 8: Adjourn Meeting

Douglas Cyr motions to adjourn at 6:23 PM. Michael Morin seconds.