

TOWN OF MADISON
PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, the time, place and purpose of which are as follows:

**MINUTES
PLANNING BOARD
OLD POINT AVENUE FACILITY, 108 OLD POINT AVENUE, MADISON, ME
Tuesday June 28, 2016
7:00 P.M.**

A. Call to order: Meeting was called to order by Chair Marc Leslie at 7pm

B. Roll call by recording secretary: Members present were Marc Leslie, Lew Ouillette, Jeff Drew, Doug Denico, Brett Hagopian and Mary Tomlinson. CEO Bob Dunphy and Town Manager Tim Curtis were also in attendance.

C. Approve the minutes of June 14, 2016: No action taken

D. New Business.

1. Jeffrey Watt

Preliminary Site Plan Review of proposed Commercial Site at 004-006-005 off Lakewood Road: Motion by Doug Denico to require Jeff to come back with a more succinct map and drawings to scale all on one sheet specific to what he plans to build first. Seconded by Mary Tomlinson. Discussion revolved around the fact that Jeff came to the CEO and was instructed to put a ten year plan together. That caused confusion and led to Jeff submitting multiple maps that were hard for the board to decipher. Marc Leslie said that he felt Jeff had done what the board had required of him. Motion carries 3-2 with Doug Denico, Mary Tomlinson and Brett Hagopian voting in the affirmative, Marc Leslie and Jeff Drew voting no, and Lew Ouillette choosing not to vote because there was such confusion on the matter.

Town Manager Curtis noted that this decision will cause some confusion and backlash since it appears that Jeff did what the board asked him to when he appeared before the Planning Board on June 14, 2016.

Motion by Doug Denico to conditionally approve the Site Plan for Jeff Watt as long as he is able to provide a concise map of what he plans to build this year, on one plat with measurements to scale and erosion control plans, seconded by Jeff Drew. Doug also asked that CEO Bob Dunphy work carefully with Jeff to help create the plan. Motion carries 5-0.

2. Chris Roy/Gary Roy

Preliminary Site Plan Review of proposed Commercial Play Area at 035-020 & 021: Chris had informed the Town Manager that he is having Sackett/Brake develop the maps and plans for the Site Review and they would be ready for the next Planning Board meeting in July.

Doug Denico wanted to discuss the confusion over building permits and site review on Chris Roy's project. His understanding of the action taken by the board at the June 14, 2016 meeting was no

further building was to be done until Site Review had been completed. Marc Leslie, Jeff Drew and Brett Hagopian agreed that was their understanding too.

Town Manager Curtis explained that it was his understanding that if Chris came to the Town Office and applied for all the proper permits and paid the proper fines for building without a permit he would be allowed to finish the roof on the picnic area structure that is partially complete. As such, Town Manager Curtis recommended to CEO Dunphy to issue the permits to Chris to complete the structure. Mr. Curtis apologized to the planning board for overstepping his reach.

Motion from Doug Denico to allow the roof to be completed, but nothing else to be done anywhere on the property until the Site Review process is completed, seconded by Mary Tomlinson. Doug clarified that the site review is to include all existing and future buildings, paved areas, water run-off and everything on the property. Motion carries 6-0.

3. Review of the State Guideline changes to Shoreland Zoning Ordinance. CEO Dunphy explained that there would be copies of changes made available to the board for their review prior to an upcoming meeting.

E. Adjournment. Meeting was adjourned at 8:10pm.