

NOTICE OF DECISION

[With Findings of Fact and Conclusions]

TOWN OF MACHIAS, MAINE
BOARD OF APPEALS

JULY 27, 2023

PROJECT INFORMATION

APPELLANT: Jeanne Tennison

APPLICANT: Graham Holdings, LLC/ Wesley Graham

PROPERTY: 19 Canal Street; Map 11, Lots 44A & 44B

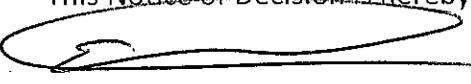
PROPOSED PROJECT: Transient accommodations (Main office with 12 rental units as cottages/ bunkhouses)

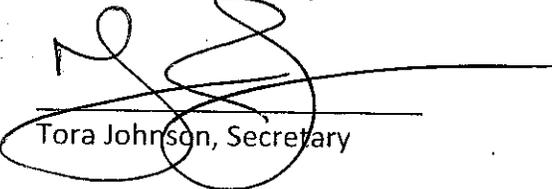
After review of the administrative appeal filed by Jeanne Tennison regarding the Machias Planning Board decision regarding the Graham Holdings LLC proposal dated June 7, 2023, the Board of Appeals denies the appeal. Based on the Board of Appeals' review, the Planning Board's findings of fact are supported by substantial evidence in the record, and further, based on the discussion of the Board of Appeals, the Planning Board did not commit any legal errors in its decision with respect to the following issues raised in the appeal:

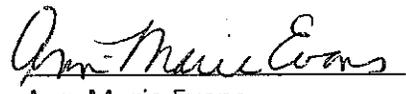
- Findings regarding adherence to shoreland zoning standards
- Finding that cottages are not dwelling units because they would be used for transient purposes
- Finding the main office is a principal structure and cottages are accessory structures
- Finding that the setbacks in the general district supersede shoreland zoning districts
- Meetings with the code enforcement officer and the Planning Board prior to formal application submission
- Sufficient right and title dispute

Based on the foregoing, the Board of Appeals DENIES the appeal by vote of 4 to 0.

This Notice of Decision is hereby adopted dated this 27th day of July, 2023, in Machias, Maine.


Andrew Mulholland, Chair


Tora Johnson, Secretary


Ann-Marie Evans


Carol Christianson