

Machias Planning Board
Wednesday, March 4, 2026
Machias Tele-Business Building

Present: Board members Harry Flowers, Andrew Mulholland, Jacob Potter-Rivera, James Jackson, Town Manager Sarah Dedmon.

On a motion by Andrew Mulholland, second by Jacob Potter-Rivera, the board

VOTED to open the meeting at 5:00 p.m.

MINUTES: On a motion by James Jackson, second by Andrew Mulholland, the board

VOTED to accept the minutes from the February 4, 2026 public hearing on Mid Coast Solar Farm and regular meeting and workshop.

The board held a discussion on several topics which included updating the existing building permit and process. Sarah Dedmon and Andrew Mulholland will work on a draft for the next board meeting.

The board discussed dangerous, dilapidated and abandoned homes and structures scattered throughout the community including a trailer on Dublin Street, burned out buildings on High Street and School Street, dilapidated buildings on Harwood Street and Court Street. They stated there was a great need for rehabilitation of some of this housing or outright removal. It was suggested that tax incentives could be provided to developers and/or homeowners that rehabilitate a property within a specific time frame. It was stated that the town would like to control the use of properties where sound, light, or odor affecting neighboring properties. Upgrading these properties affects the town's economic development, growth and future investments. The board wanted to be sensitive to a fine line between safety and overstepping. Other items of concern were large digital signs, and it was suggested they could be turned off from dusk to dawn. The board said it could begin the process of looking into an abandoned building ordinance as well as dangerous and dilapidated ordinances.

The board also will be creating an ordinance for a moratorium on all Artificial Intelligence Centers that will be brought before the June town meeting.

James Jackson then explained the Machias Historical Society's plans for Liberty Village, a living museum off Kennebec Road of 1760-style homes and buildings, including a smoke house, ice house, museum, block house, meeting house and gardens. At present, the town's

permit system does not have a category for living museums with multiple structures. The board determined it would have to see a map and master plan to begin any approval process.

On a motion by Andrew Mulholland, second by James Jackson, the board

VOTED to adjourn at 6:14 p.m.