

**PLANNING BOARD - TOWN OF MACHIAS
APRIL 7, 2021**

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Ed Pellon, Arthur McCurdy, Harry Flower, and Rich Rolfe; Secretary Cathy Lord; Stephen Grant, Celeste Moores, Mary Angarola, David Clark Bruce Smith.

1. MINUTES - REVIEW AND ACTION

On a motion by Harry Flower, seconded by Ed Pellon, the Board voted to approve the minutes of the February 3, 2021 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed an application submitted by William and Stephen Grant for construction to replace a single family home located at 125 West Kennebec Road.

On a motion by Arthur McCurdy, seconded by Harry Flower, the Board
VOTED:

To approve a building permit application submitted by William and Stephen Grant for construction of a single family home to a lot located at 125 West Kennebec Road.

B. The Board reviewed an application submitted by Kathryn Toppin and Sean Lent for redevelopment of a property located at 101 Court Street. Ms. Toppin reviewed plans for renovation of the building located on the lot. She told the Board that the building is in bad shape requiring extensive exterior renovations to develop a restaurant and brewery on the property. Ms. Toppin advised that the barn on the property has to be raised, the utilities updated to the property, structural work to be done to the building, re-roofing the building, and the driveway renovated. Ms. Toppin explained that the primary business for the present will be the brewery business with plans for a small restaurant on the second floor. She advised the Board that she wants to honor the history of the property and advised the Board that the state historic preservation office approved plans for the property.

Mr. McCurdy asked about the distance to the catholic church building and Ms. Toppin told the Board that the distance has been measured and meets the stipulations of the town's ordinance. Mr. Thompson questioned plans for outdoor lighting? Ms. Toppin advised that she wants to be a good neighbor and will have tasteful outside lighting. She added that she is working with the fire department on fire safety. Responding to a question regarding the playing of loud music, Ms. Toppin said that there would not be loud music but that the music would be tasteful nice music.

Ms. Toppin reviewed plans for funding the project. She noted that she is working with several public agencies to obtain funding and that she will be applying for a CDBG through the Town of Machias and would be seeking tax increment funding.

On a motion by Harry Flower, seconded by Arthur McCurdy, the Board

VOTED:

To approve a building permit application submitted by Kathryn Toppin and Sean Lent for renovations to property at 101 Court Street with plans for a brewery and restaurant.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board voted to adjourn the meeting at 7:37 PM.