

PLANNING BOARD - TOWN OF MACHIAS

JUNE 7, 2023

This meeting was called to order at 7:00 PM by Board member Rich Rolfe. In attendance were Board members Ed Pellon, Arthur McCurdy and Cathy Lord (alternate); Secretary Cathy Lord; Town Manager Bill Kitchen; Code Enforcement Officer Kevin Brodie; John Pottle, Wesley Graham, Heather Graham.

1. MINUTES - REVIEW AND ACTION

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board voted to approve the minutes of the March 3, 2023 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application with accompanying site plan submitted by Stephen Preston for construction of a garage at a lot located at 653 Kennebec Road.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Stephen Preston for construction of a garage at 653 Kennebec Road since the application meets the specifications of the Town of Machias building permit ordinance.

B. The Board reviewed a building permit application submitted by Darrell Roberts for the construction of a planting shed to be located on a lot located at 21 Ridge Brook Farm Lane.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Darrell Roberts for the construction of a planting shed at 21 Ridge Brook Farm since the application meets the specifications of the Town of Machias building permit ordinance.

C. The Board reviewed a building permit application submitted by Darrell Roberts for the construction of a workshop and storage building to be located at 21 Ridge Brook Farm Lane.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Darrell Roberts for the construction of a workshop and storage building at 21 Ridge Brook Farm Lane since the application meets the specifications of the Town of Machias building permit ordinance.

D. The Board reviewed a building permit application submitted by Kaylee Preston for the replacement of existing decks at a property located at 167 Dublin Street.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Kaylee Preston for replacement of existing decks to a building located at 167 Dublin Street since the application meets the specifications of the Town of Machias building permit ordinance.

E. The Board reviewed a building permit application submitted by Downeast Community Hospital for construction of a building to house pediatric offices to the hospital located at 40 Hospital Drive.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Downeast Community Hospital for the construction of pediatric offices to the existing hospital located at 40 Hospital Drive since the application meets the specifications of the Town of Machias building permit ordinance.

3. OTHER BUSINESS

The members of the Board reviewed a compilation of the Board's decision to approve a building permit application submitted by Graham Holdings for construction of cottages on Water Street with the Town's attorney, Mr. John Pottle, Town Manager Bill Kitchen, and Code Enforcement Officer Kevin Brodie. Mr. Pottle advised the Board that the document reflects the Board's actions on the Graham application and reflects the decision and reasons how the decision to approve the permit was made. Mr. McCurdy noted that the Board held several meetings to consider the application and listened to input from the applicant and adjoining property owners and that several state agencies were contacted for information. Mr. Rolfe noted that the decision on the permit was not made hastily and was based on state and municipal statutes. Mr. Kitchen noted that the document will be placed on file in the Machias Town Office for review and that a copy of the document can be made for anyone requesting a copy. He pointed out that an aggrieved person may appeal this written decision in accordance with the appeals provisions of the Town of Machias shoreline zoning ordinance.

On a motion by Arthur McCurdy, seconded by Cathy Lord, the Board
VOTED:

To adopt the written notice of decision dated June 7, 2023.

Vote On Motion: 3 to 0; Mr. Pellon abstained

On a motion by Rich Rolfe, seconded by Arthur McCurdy, the Board voted to adjourn at 8:20 PM.