

**Machias Planning Board  
Wednesday, August 6, 2025  
Machias Tele-Business Building**

Present: Chairman Harry Flower, Vice Chairman James Jackson, Arthur McCurdy, Town Manager Sarah Dedmon, Attorney Steven Wagner, SFS Development Attorney Grady Burns, SFS Partner Randy Sinclair, SFS engineer and SFS storm water planner, Operations Manager/CEO Betsy Fitzgerald, MVNO's Paul Sylvain, applicant Nikkie Geel and Recording Secretary Sharon Mack.

On a motion by Arthur McCurdy, second James Jackson, the board **VOTED** at 5:20 p.m. to open the meeting.

**Approve Minutes:** On a motion by Arthur McCurdy, second by James Jackson, the board

**VOTED** to approve the July 2, 2025 minutes, as presented.

**BUILDING PERMIT APPLICATIONS**

1. Nikkie Geel - replacement of a mobile home, M003 L63A. Geel stated it is a simple replacement, no changes to the lot or property. The CEO stated Geel will need a building permit. On a motion by Arthur McCurdy, second by James Jackson, the board

**VOTED** to approve the replacement of the mobile home, subsequent to Geel obtaining a building permit.

2. William Merritt - retail store construction, M006 L020. Merritt did not attend the meeting and Chairman Flower said information was missing from the application. On a motion by Arthur McCurdy, second by James Jackson, the board

**VOTED** to table the application and ask Merritt for additional information.

3. Christopher Singer - Single family residence/detached Z-Bay Garage, M001 L007. Singer did not attend the meeting. CEO Betsy Fitzgerald said she had questions regarding the application and suggested the issue be tabled pending more information. On a motion by Arthur McCurdy, second by James Jackson, the board

**VOTED** to table the application until more information is received.

4. SFS Development - Re-submission, Self-Storage Facility, M008 L17/18. Machias Town Attorney stated that this is a new after-the-fact permit. He said the town's selectboard has a consent agreement with SFS for violations at the site that provides for fines and remediation. SFS Attorney Grady Burns said SFS has an approved after-the-fact permit from the Maine Department of Environmental Protection to restore the rear of the property where the violations exist. He said this remediation will include pulling an existing stream that SFS had rerouted back to its original path, removal of two cement slabs, removing 10' off the corner of an existing building and its cement slab as it encroaches in the 75' setback from the wetland. He said the re-submission application reflects these changes and remediation plans including finishing the center slab and a storage building, adding two small buildings at the rear of the property that will be outside of the 75' setback requirement. CEO Betsy Fitzgerald expressed concern that the center building in front of the entrance will impede traffic and will create too tight of a corner. Developer Randy Sinclair stated that the distance from the sidewalk on US Rt 1 to the front of the building is 37' and Town Manager Sarah Dedmon presented a letter from Machias Fire Chief Joe Thompson that stated emergency vehicles can enter safely. Chairman Harry Flowers went through the town's worksheet and stated that all stipulations have been met. On a motion by Arthur McCurdy, second by James Jackson, the board

**VOTED** to approve the resubmission of the SFS building permit.

**OTHER** - none

**Ordinances:**

1. SOLAR FARM ORDINANCE - After a short discussion and advice from Town Manager Sarah Dedmon regarding unclear law changes on the state level, and on a motion by James Jackson, second by Arthur McCurdy, the board

**VOTED** to recommend to the Machias Select Board to extend the town's existing moratorium on Solar Farm.

**ADJOURN** - On a motion by Arthur McCurdy, second by James Jackson, the board **VOTED** to adjourn at 6:10 p.m.