

# PLANNING BOARD - TOWN OF MACHIAS

SEPTEMBER 7, 2022

This meeting was called to order at 7:00 PM by Acting Chairman Rich Rolfe. In attendance were Board members Ed Pellon and Harry Flower; Secretary Cathy Lord; Town Manager Bill Kitchen; Code Enforcement Officer Kevin Brodie; Sandra Bryand, Manford Durkee, Steven Merchant.

## 1. MINUTES - REVIEW AND ACTION

On a motion by Harry Flower, seconded by Ed Pellon, the Board voted to approve the minutes of the August 3, 2022 Board meeting.

## 2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Stephen Merchant for placement of a 1994 Cobra mobile home at 1 JD Lane in the Dublin Street Mobile Home Park. CEO Kevin Brodie noted that on the application Mr. Merchant had called the building a "recreational vehicle". He pointed out that the building ordinance notes that no recreational vehicles are allowed in a mobile home park. Mr. Durkee and Mr. Merchant argued that the small building (12X28) is not a recreational vehicle, but a home. Mr. Merchant explained that the building has a shingled roof, not a flat roof, with a full size bathroom, full kitchen, and water tank. The Board discussed the size of the building. Mr. Rolfe noted that the ordinance outlines that buildings must be at least three hundred fifty square feet. Mr. Durkee argued that these small homes are trending as alternatives to large homes. Mr. Rolfe placed a phone call to a state fire marshall for information on state statutes. He advised the other members of the Board that state statutes state that small buildings can't be over four hundred square feet and there is no minimum size. Mr. Rolfe noted that the town's ordinance should be revised to meet current state guidelines.

On a motion by Harry Flower, seconded by Ed Pellon, the Board  
VOTED:

To approve a building permit application for Stephen Merchant for placement of a 12X28 foot park model mobile home with septic hook-up, full size bathroom, water tank, and full size refrigerator and oven range to 1 JD Lane in the Dublin Street Mobile Home Park.

B. The Board reviewed a building permit application submitted by Malcolm Donovan Jr. for construction of a pole barn at 15 Bowker Street.

On a motion by Ed Pellon, seconded by Harry Flower, the Board  
VOTED:

To approve a building permit application submitted by Malcolm Donovan Jr. for the construction of a pole barn at 15 Bowker Street.

C. The Board reviewed a building permit application submitted by Hannaford Corporation for building renovations to the store located on Dublin Street. Mr. Brodie explained that a permit is really not needed for these renovations/remodeling but that the corporation wants to show that the store had contacted the town regarding plans to make changes to the existing store. Mr. Rich noted that the store will be enlarging its floor area into the building located beside it to allow improvements to customer services such as grocery pick-up.

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

To approve a building permit application submitted by Hannaford for renovations to the existing store located on Dublin Street.

D. The Board reviewed a building permit application submitted by Michael Moores and Ashley Norman for placement of a 1986 Oxford model mobile home to 5 JD Lane in the Dublin Street Mobile Home Park. The Board discussed that the town's trailer park ordinance (Section A) outlines that trailers/mobile homes cannot be over thirty years old. It was pointed out that this applies to mobile home parks, not privately owned land.

On a motion by Harry Flower, seconded by Ed Pellon, the Board  
VOTED:

To deny a building permit application submitted by Michael Moores and Ashley Norman for placement of a 1986 Oxford mobile home in the Dublin Street Mobile Home Park whereby this trailer exceeds the thirty year manufacture limit mandated by the town's ordinance enacted 3/27/72.

### **3. MIDDLE RIVER SUBDIVISION**

On a motion by Harry Flower, seconded by Ed Pellon, the Board  
VOTED:

To approve the Middle River Subdivision plan.

### **4. OTHER BUSINESS**

A. The Board reviewed the town's shoreline zoning map (1992).

B. Mr. Brodie updated the Board on changes to state statutes.

On a motion by Harry Flower, seconded by Ed Pellon, the Board voted to adjourn the meeting at 8:13 PM.