

# PLANNING BOARD - TOWN OF MACHIAS

NOVEMBER 2, 2022

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Arthur McCurdy, Rich Rolfe, and Harry Flower; Secretary Cathy Lord; Town Manager Bill Kitchen; Andrew Hall, Josh Trundy, Tim Markley, Paul Cilley.

## 1. MINUTES - REVIEW AND ACTION

On a motion by Rich Rolfe, seconded by Harry Flower, the Board voted to approve the minutes of the September 7, 2022 Board meeting.

## 2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Karin Nicely for home renovations for a house located at 259 Kennebec Road.

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

To approve a building permit application for Karin Nicely for renovations to a home located at 259 Kennebec Road.

B. The Board reviewed a building permit application submitted by Tim Markley and Paul Cilley for the construction of a 14X24 foot art studio to be located on a lot at 3 Elliot Street. Mr. Thompson asked that the applicants mark the setback dimensions on the site plan included with the plan. Mr. Markley and Mr. Cilley marked the setbacks other site plan. Mr. Thompson noted that a single family home also sits on the property.

On a motion by Rich Rolfe, seconded by Arthur McCurdy, the Board  
VOTED:

To approve a building permit application submitted by Tim Markley and Paul Cilley for the construction of a 14X24 foot art studio to be located at 3 Elliot Street.

## 3. OTHER BUSINESS

A. Andrew Hall and Josh Trundy informed the members of the Board of plans to develop land located on outer Dublin Street. They asked if the Town would consider extending the sewer line out to the property and if the Town would look into potentially sharing the expansion costs with them. Mr. Hall advised the Board that the development of two to three commercial properties are being considered for the land. Mr. Thompson asked what soil tests have been performed on the land; Mr. Hall noted that formal soil tests have not been performed, only some samples taken. Mr. Hall noted that a soil engineer would design a system for the property when plans are finalized. The landowners asked if there were any grants available to assist them.

Mr. McCurdy noted that the members of the Planning Board are supportive of any building project which brings economic growth to the area. He noted that the decision about a sewer extension is not the Planning Board's decision and he also noted that applying for grants is the developer's responsibility and that the Town Manager would assist in whatever way possible. Mr. Kitchen commented that the town is pro-business and that next steps would be to discuss options with the sewer and treatment plant consultants regarding the possible sewer extension.

The members of the Machias Planning Board gave their preliminary approval for the land development project.

B. The members of the Board reviewed a decision at their last meeting to deny a building permit for the location of a mobile home to a lot located in the Dublin Street Mobile Home Park. Mr. Kitchen noted that the Manufactured Home and Trailer Park Ordinance says that "the provisions of this ordinance, after adoption, shall not apply to existing manufactured home parks, but shall apply to further additions to existing manufactured home parks." The Board discussed the impact of the language in the ordinance and decided that the applicant can re-apply for the permit with the Town waiving the second application fee.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board voted to adjourn the meeting at 7:35 PM.