

PLANNING BOARD - TOWN OF MACHIAS

NOVEMBER 7, 2018

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Ed Pellon and Arthur McCurdy; Secretary Cathy Lord; Code Enforcement Officer Betsy Fitzgerald; Town Manager Christina Therrien, Sarah Dedmond Redman, David Clark, Mary Angarola, James Whalen, John Hayward, Charity Dennison, Bill Kitchen, Josh Bragg, Josh Rolfe..

1. MINUTES - REVIEW AND ACTION

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board voted to approve the minutes of the October 3, 2018 Board meeting.

2. BUILDING PERMIT APPLICATION - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Three Machias LLC to remodel an existing building located at 3 North Street. Ms. Fitzgerald advised the Board that she has made an inspection of the building and advised the Board that she has consulted with the applicant regarding the renovations.

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

To approve a building permit application submitted by Three Machias LLC to remodel an existing building located at 3 North Street.

B. The Board reviewed a building permit application submitted by Curtis Carver for the location of a storage building to a lot located on the West Kennebec Road. Mr. Thompson noted that the setbacks on the site plan meet the requirements of the town's building ordinance.

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

To approve a building permit application submitted by Curtis Carver for the location of a storage building to a lot located on the West Kennebec Road.

C. The Board reviewed a building permit application submitted by Angie Santana for the location of a mobile home to a lot located at 2 JD Lane. The Board discussed where the mobile home would be located; there were questions as to if the mobile home was being moved from one site to another spot in an existing trailer park (the former Davis MobileHome Park on Dublin Street).

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

To table this building permit pending receipt of additional information.

3. OTHER BUSINESS

A. Mr. Josh Bragg outlined plans by Machias Savings Bank to build a two-story office building on Main Street on the site of the former Ford dealership property. He shared the site plan and architectural drawings for the proposed project with the Board. Mr. Bragg noted that these are preliminary plans and the bank is obtaining a sewer enhance permit and an MDOT entrance permit. Mr. Bragg explained that plans are to use the site of the Machias discount store as the parking area for the new office building. The Board reviewed the landscaping plans for the site. Members of the Board requested that lighting be restricted to the confines of the property and not spill over onto abutting property. Mr. Bragg assured the Board that lighting and landscaping will be details which will not be overlooked. Mr. Bragg thanked the Board and he noted that a building permit application on this project will be forthcoming soon.

B. The Board reviewed proposed changes to the town's building permit ordinance. Ms. Therrien noted that she had requested that Ms. Fitzgerald draft new wording to address two changes to the ordinance - (1) permits to be submitted to the Machias Town Office through the 21st day of the month for inclusion on the following month's Planning Board agenda and (2) building permits will be reviewed by the Planning Board and the Board will issue written notice of approval or denial within 60 days of receipt of a complete application by the Machias Town Office. The members of the Board approved the recommended changes to be put before the citizens at a special town meeting.

C. The Board reviewed the proposed cell tower ordinance. Ms. Therrien noted that the ordinance follows new cell tower regulations developed by the FCC. Suggested verbiage on the placement of small cell tower equipment was suggested; Ms. Therrien noted that she will revise the ordinance to include this language in the ordinance.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board voted to adjourn the meeting at 7:50 PM.