

PLANNING BOARD - TOWN OF MACHIAS

AUGUST 2, 2023

This meeting was called to order at 7:00 PM by members of the Machias Planning Board. In attendance were Board members Ed Pellon, Harry Flower, Arthur McCurdy, James Jackson, and Ryle Mortland; Secretary Cathy Lord; Town Manager Bill Kitchen; Code Enforcement Officer Kevin Brodie; Nathan Hodgkins, Molly Owens, Justin Albee.

1. MINUTES - REVIEW AND ACTION

On a motion by Jim Jackson, seconded by Arthur McCurdy, the Board voted to approve the minutes of the July 12, 2023 Board meeting.

2. NOMINATIONS FOR CHAIRMAN AND VICE-CHAIRMAN

On a motion by Arthur McCurdy, seconded by Jim Jackson, the Board
VOTED:

To nominate Harry Flower as Chairman of the Board.

Vote On Motion: 4 to 0; Mr. Flower abstained

On a motion by Arthur McCurdy seconded by Ryle Mortland, the Board
VOTED;

To nominate Jim Jackson as Vice-Chairman of the Board.

Vote On Motion: 4 to 0; Mr. Jackson abstained.

3. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application with accompanying site plan submitted by Molly Owens for construction of a deck spanning the back of a home located at 9 Free Street. It was noted that the applicant is also asking for a waiver on the back boundary because when the deck is constructed it will be only four feet from the adjoining property owner's boundary line. Code Enforcement Officer Kevin Brodie recommended that the applicant inform the neighbor and obtain a letter for the Board stating that the owner of the adjoining property has no problem with the closeness of the deck. The members of the Board agreed that the applicant should provide a letter from the neighboring property owner.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

To approve a building permit application submitted by Molly Owens for construction of a deck to a home located at 9 Free Street conditionally upon the applicant providing a letter from the abutting property owner giving their consent for the proximity of the deck to their property.

B. The Board reviewed a building permit application submitted by Stephen Merchant for the location of a 10X16 foot storage building at 1 JD Lane (mobile home park). The Board and Mr. Brodie reviewed the trailer park ordinance. Mr. Brodie noted that the building does not meet the ten foot setback for the placement of the building as outlined in the ordinance. It was noted that the deaths at an East Machias mobile home park were directly attributed to outbuildings being placed too close to mobile homes in that park and allowing fire to spread to other buildings.

On a motion by Arthur McCurdy, seconded by Jim Jackson, the Board

VOTED:

Based on the Code Enforcement Officer's review of the property and building permit, to deny Stephen Merchant's building permit since placement of the shed does not meet the setback standards according to the trailer park ordinance.

C. The Board reviewed a building permit application submitted by Chris Meroff for construction of a 60X90 foot event center to be located at 180 West Kennebec Road. The Board examined the site plan and the location of boundary lines with the builder, Justin Albee.

On a motion by Arthur McCurdy, seconded by Jim Jackson, the Board

VOTED:

To approve a building permit application submitted by Chris Meroff for the construction of a 60X90 foot event center at 180 West Kennebec Road.

D. The Board reviewed a building permit application submitted by Chris Meroff for the construction of an addition to an existing cafe for seating purposes at 180 West Kennebec Road. Mr. Albee noted that the closest boundary to the property is fifty feet.

On a motion by Arthur McCurdy, seconded by Ryle Mortland, the Board

VOTED:

To approve a building permit application submitted by Chris Meroff for the construction of an extended seating area for an existing cafe located at 180 West Kennebec Road.

E. The Board reviewed a building permit application submitted by Chris Meroff for the location of a chicken barn to be located at 415 Kennebec Road. The Board reviewed the site plan.

On a motion by James Jackson, seconded by Arthur McCurdy, the Board

VOTED:

To approve a building permit application submitted by Chris Meroff for the location of a chicken barn at 415 Kennebec Road.

F. The Board reviewed a building permit application submitted by Chris Meroff for the location of a 40X60 foot barn to be located at 415 Kennebec Road. The Board reviewed the included site plan.

On a motion by James Jackson, seconded by Arthur McCurdy, the Board

VOTED:

To approve a building permit application submitted by Chris Meroff for the location of a 40X60 foot barn at 415 Kennebec Road.

On a motion by Arthur McCurdy, seconded by Jim Jackson, the Board voted to adjourn at 7:45 PM.