

## **PLANNING BOARD - TOWN OF MACHIAS**

**JULY 3, 2019**

This meeting was called to order at 7:00 PM by Acting Chairman Ed Pellon. In attendance were Board members Glenn Davis and Arthur McCurdy; Secretary Cathy Lord; Code Enforcement Officer Betsy Fitzgerald; Todd Rich, Peter Soucy.

### **1. MINUTES - REVIEW AND ACTION**

On a motion by Arthur McCurdy, seconded by Glenn Davis, the Board voted to approve the minutes of the June 5, 2019 Board meeting.

### **2. REVIEW OF BUILDING PERMIT APPLICATIONS**

**A.** The Board reviewed a building permit application submitted by Wilfred & Priscilla Daigneault for renovations to a home located at 302 West Kennebec Road.

On a motion by Arthur McCurdy, seconded by Glenn Davis, the Board

VOTED:

To approve a building permit application submitted by Wilfred & Priscilla Daigneault for renovations to a home located at 302 West Kennebec Road.

**B.** The Board reviewed a building permit application submitted by Machias Realty LLC for work to convert an existing office building located at 51 Stackpole Road into a two unit/four bedroom space for migrant housing. Mr. Peter Soucy reviewed the proposed site plan with the members of the Board; he explained that the building formerly housed a physical therapy business in the Machias Industrial Park. Mr. Soucy noted that his plans are to have the building renovations completed by the end of the year for occupancy.

On a motion by Arthur McCurdy, seconded by Glenn Davis, the Board

VOTED:

To approve a building permit application submitted by Machias Realty LLC for work to convert an existing office building to migrant housing located at 51 Stockpole Road in the Machias Industrial Park.

### **3. OTHER BUSINESS**

Mr. Todd Rich, owner of Wireless Partners LLC, discussed with the Board his company's interest in purchasing a lot in the Machias Industrial Park for the purpose of construction of a telecommunications tower. Mr. Rich explained that he wanted to meet with the Board to initiate the pre-application phase outlined in the town's cell tower ordinance. Mr. Rich noted that his company is negotiating the purchase of a lot in the industrial park for the location of a 190 foot cell tower. He pointed out that the ordinance outlines a 150 foot limit and he explained that his company would be requesting a variance on the height limit. Mr. Rich explained that a 190 foot structure is needed to provide coverage for the network. Mr. McCurdy noted that there is a variance clause in the ordinance allowing the Planning Board to consider such a request in an application.

Mr. Rich said that he is currently in the process of entering into a purchase/sale agreement with the Town of Machias for the purchase of the lot. Mr. Rich advised the Board that one of the benefits of constructing a cell tower on this lot is to provide accommodations for future needs. He told the Board that he has consulted with the FCC and the FAA and has received approval for the height of the cell tower being proposed. Mr. Rich advised the Board that the lot being purchased provides plenty of elevation for the project. Mr. Rich noted his intent to be a good business community member in Machias.

Mr. Rich discussed aspects of the town's ordinance with the members of the Board and the Code Enforcement Officer. He advised the Board that he will submit an application which includes the FCC licensure, a site plan of the tower's location on the property, documentation of the location of cell towers within a thirty mile range, documentation of scenic assessment (Ms. Fitzgerald suggested that the applicant provide visuals of the tower location on the east, west, south, & north sides surrounding the proposal location), the application fee, a request for a variance of the setback since the tower will be located 200 feet from the nearest property, and documentation of notice to abutters.

It was the consensus of the Board that there is no need for a public hearing since Mr. Rich has met with the Board to discuss his proposal. The Board noted that the proposed location in the Machias Industrial Park is very adequate for location of a cell tower. Mr. Rich advised the Board that he hopes to have a completed application submitted in time for the Board's next meeting.

On a motion by Glenn Davis, seconded by Arthur McCurdy, the Board voted to adjourn the meeting at 7:52 PM.