

# PLANNING BOARD - TOWN OF MACHIAS

DECEMBER 7, 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; Code Enforcement Officer Kevin Brodie; Timothy Allen, Jarod Wright, Wesley Graham, Heather Graham.

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

On a motion by Arthur McCurdy, seconded by Harry Flower, the Board voted to approve the minutes of the November 2, 2022 Board meeting.

## **2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION**

A. The Board reviewed a building permit application submitted by Timothy Allen for a bedroom and garage addition to a house located at 122 Kennebec Road. Mr. Allen advised the Board that he was not aware of the need to obtain a building permit in the case of renovations he is making to a home located at 122 Kennebec Road. Mr. Allen explained that the CEO had discussed the need for a building permit with him.

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

To approve a building permit application for Timothy Allen for a bedroom and garage addition to a home located at 122 Kennebec Road.

B. The Board reviewed a building permit application submitted by Onion Town Builders for an expansion to an existing building (West Branch Cafe) located at 180 West Kennebec Road.

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

To approve a building permit application submitted by Onion Town Builders for an expansion to the West Branch Cafe located at 180 West Kennebec Road.

C. The Board reviewed twelve building permit applications submitted by Chris Meroff for the construction of twelve guest cottages (single family hotel room) to be located at 415 Kennebec Road. The Board reviewed the site plans. Mr. Brodie advised the Board that he had checked the setbacks on the permits.

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

To approve the building permits submitted by Chris Meroff for the construction of twelve (12) guest cottages to a lot located at 415 Kennebec Road.

## **3. OTHER BUSINESS**

A. Mr. Wesley Graham shared his plans to construct six to twelve cottages along the Machias River on Water Street. Mr. Graham explained that the cottages will be 250-300 square feet in size with a one bedroom open flooring plan with a loft. Mr. Graham told the Board that he plans to place the cottages within thirty-five feet of the river. Mr. Graham noted that he has discussed his plans with the water company and the town's sewer department. Mr. Graham explained that he owns eight hundred feet of river frontage that will be used for the cottages and that he will be getting a right-of-way from an adjacent landowner for placement of a driveway leading to the development. The Planning Board discussed shoreline zoning guidelines. Mr. Brodie noted that

he has been working with Mr. Graham. Mr. Graham explained that he has also been working with the Maine Department of Environmental Protection on his construction plans. Mr. Graham told the Board that he plans to submit a final plan to the Board in January.

On a motion by Rich Rolfe, seconded by Arthur McCurdy, the Board voted to adjourn the meeting at 7:40 PM.