

PLANNING BOARD - TOWN OF MACHIAS

FEBRUARY 16, 2023

This meeting was called to order at 6:00 PM by Chairman Bill Thompson. In attendance were Board members Rich Rolfe, Arthur McCurdy, and Harry Flower; Secretary Cathy Lord; Code Enforcement Officer Kevin Brodie; Town Manager William Kitchen; Wesley Graham, Heather Graham, Andrew Taylor, James Ackley, Jeanne Tennison, Ron Gagan, Brenda Taylor, Ryan Sprague, Sharon Mack, Barbara Koch.

BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

Mr. Thompson turned the meeting over to Code Enforcement Officer Kevin Brodie. Mr. Brodie advised the Board that due to the timeline established in the building ordinance that he had to approve the Graham Holdings permit since the sixty day threshold had been met. Mr. Brodie read aloud his letter to the Board regarding his approval of the permit.

Mr. Kitchen noted that the Town's attorney, Jonathan Pottle of Eaton Peabody, addressed a letter to the Town and Mr. Kitchen distributed copies of the letter.

Ms. Tennison read a letter of objection to the Board asking that the permit not be approved. Ms. Tennison noted her concerns as to the location of the cottages and she questioned the ownership of the property. Ms. Tennison asked that a decision be postponed until a detailed site map is provided.

Mr. Rolfe noted that the members of the Machias Planning Board have done due diligence in the consideration of the Graham permit. He noted that the Board contacted the DEP and had gotten a legal opinion from the Town's attorney as requested by Ms. Tennison and have found that Mr. Graham has taken extensive steps to satisfy the completeness of his permit application. Mr. Thompson noted that Mr. Graham did submit a scaled site plan with his application as required by the Planning Board and has shown proof that he owns the property. Mr. Kitchen pointed out that that Town does not have ordinances in place that allow the Planning Board to deny the Graham permit. Mr. Thompson pointed out that the Town's CEO has been involved with this permit from the start and that the Planning Board relies on Mr. Brodie to continue to advise them of developments.

Ms. Mack asked that the Planning Board review current ordinances to see if the Town ordinances meet current guidelines and the Town's needs.

On a motion by Rich Rolfe, seconded by Harry Flower, the Board
VOTED:

To approve the Graham Holdings permit as submitted.

Vote On Motion: 4 to 0

On a motion by Rich Rolfe, seconded by Harry Flower, the Board voted to adjourn the meeting at 6:37 PM.