

PLANNING BOARD - TOWN OF MACHIAS

APRIL 5, 2017

This meeting was called to order at 7:00 PM by Chairman William Thompson. In attendance were Board members Edward Pellon, Joe Gurney, and Arthur McCurdy; Secretary Cathy Lord; Town Manager Christina Therrien; James Whalen, Todd Hamula, Elaine Cale, Sylvia Pouliot, Josh Rolfe, Warren Gay, Bob Berta.

1. MINUTES - REVIEW AND ACTION

Mr. Thompson suggested that the Board table action on the February 1st minutes until the next meeting. The members of the Board agreed to table those minutes as recommended by the Chairman.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

The Board reviewed a permit application submitted by Zaremba Program Development LLC (Lakewood, Ohio) for the construction of a Dollar General Retail Store to be located at 206 Dublin Street (corner of Route #1 and Kennebec Road). Mr. Todd Humula, representing Zaremba Program Development, reviewed the application with the Board. Responding to questions from the Board, Mr. Humula noted that soil tests have been completed for the site and the site is suitable for construction, the footprint of the building will be 9100 square feet with thirty parking spaces, the store will be hooked into the public water and sewer system, the Maine Department of Transportation has issued an entrance permit for a thirty foot entrance, and the construction cost of the store is estimated at \$450,000. Mr. Humula noted that purchase of the property has not been completed but is in the process of being purchased by Zaremba Program Development LLC.

Mr. Humula said that he has discussed construction plans with Machias Code Enforcement Officer Betsy Fitzgerald and noted that she is aware of the building application he has submitted. A question was asked of Mr. Humula about using local contractors and he replied that he is looking for more competitive bids and hoping to utilize more local contractors to provide some of the construction work. Mr. Humula discussed lighting for the store (LED light fixtures) and installation of a security system. Mr. Humula was asked if the property would be surrounded by fencing and he explained that there would be a six foot high fence on the side of the property that abuts the trailer park. Mr. Humula advised the Board that two small buildings located on the property will be demolished. Mr. Humula noted the type of merchandise stocked in the store would be some food and general merchandise. Mr. Humula noted that it is planned to start the construction in June 2017 with the store ready to open in approximately four months. Responding to a question regarding property tax revenue, Ms. Therrien explained that the new store would provide between \$9000. to \$10,000. in tax revenue to the town.

Mr. Thompson asked for comments from the public on this permit application. Ms. Sylvia Pouliot, owner of Machias Discount, expressed her belief that there are too many "big box" stores coming to Machias creating excessive competition especially for small stores already located in Machias. Mr. McCurdy responded that the Board understands Ms. Pouliot's concerns but that the Planning Board does not have the authority to limit what type of stores are located in

Machias; he explained that the Planning Board can only provide oversight to ensure that all new construction meets all local and state building requirements.

On a motion by Arthur McCurdy, seconded by Joe Gurney, the Board

VOTED:

To approve a building permit application submitted by Zaremba Program Development LLC for the construction of the 9100 square foot retail building on a lot located at 206 Dublin Street.

3. DISCUSSION OF NEW FLOOD INSURANCE RATE MAPS

Town Manager Christina Therrien advised the Board that the State has issued new flood insurance rate maps and that the new maps will become effective July 18, 2017. Ms. Therrien advised the Board that the Town had hired a consultant to review the state's plan and the consultant found nothing wrong with the state's methodology. She told the Board that final printed copies of the new maps have been received and she explained that the Town needs to amend its regulations and adopt new regulations so that property owners can purchase flood insurance. Ms. Therrien explained that the State is asking that Machias update its ordinance. She noted that this is something the Planning Board will want to review with the Code Enforcement Officer; she specifically pointed out that the CEO and the Planning Board should look at resource protection areas. Ms. Therrien cautioned that if municipalities do not approve the new insurance rate maps that businesses will not be able to purchase national flood insurance.

Mr. Thompson asked the Town Manager what steps the Planning Board needs to take. Ms. Therrien suggested that the Board review the new ordinance and schedule a public hearing in May to provide information and get citizen input. Members of the Board noted the need to look out for local property owners; it was suggested that letters be sent to affected property owners advising of the changes and obtaining maps outlining the changes the State is making and display the maps prominently in the town office.

On a motion by Arthur McCurdy, seconded by William Thompson, the Board

VOTED:

To schedule a public hearing on May 3, 2017 for review of proposed changes to the flood insurance rate maps.

Ms. Therrien noted that she can ask the CEO for a list of affected properties; she advised the Board that she can ask for assistance from Judy East on the new maps.

4. REVIEW OF PROPOSED ORDINANCES

Ms. Therrien explained that the Board of Selectmen are asking for feedback from the Planning Board on some proposed ordinances.

The Planning Board reviewed the ordinances and made recommendations:

Littering ordinance - no change

Grass, weeds, and other vegetation ordinance - no changes

Sign ordinance - no change

Driveway ordinance - Section 4 - change to 40 feet

- Section 6 - eliminate
- Section 9 - change from 20 feet to 14 feet
- Section 8 - eliminate Town Manager
- Section 11 - change penalty to 60 days for violation to be corrected
- Add section on completing and submitted a permit for all new driveways with driveway permit fee to be established by the Planning Board

On a motion by Joe Gurney, seconded by Ed Pellon, the Board

VOTED:

To make the suggested changes to the proposed driveway ordinance.

Vacant building ordinance - Board will review for changes

Property maintenance ordinance - Board will review for changes

On a motion by Ed Pellon, seconded by Joe Gurney, the Board voted to adjourn the meeting at 8:41 PM.