

PLANNING BOARD - TOWN OF MACHIAS
JULY 18, 2018

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Ed Pellon and David Barker; Secretary Cathy Lord; Town Manager Christina Therrien; Code Enforcement Officer Betsy Fitzgerald; Nancy Manchester, James Whalen, Mary Angarola, David Clark.

1. MINUTES - REVIEW AND ACTION

On a motion by Ed Pellon, seconded by David Barker, the Board voted to approve the minutes of the June 6, 2018 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The members of the Board reviewed a building permit application submitted by Nancy Manchester for construction of a greenhouse and placement of a 12X28 foot pre-fabricated building on a lot located at 468 Kennebec Road. Code Enforcement Officer Betsy Fitzgerald advised the Board that she has inspected the site and looked at setbacks and found that the application meets the building ordinance specifications. Ms. Manchester explained to the Board that there was some concern about an odor emanating from the groundwater; she told the Board that the groundwater has been tested and meets groundwater specifications.

On a motion by Ed Pellon, seconded by David Barker, the Board
VOTED:

To approve a building permit application submitted by Nancy Manchester for the construction of a greenhouse and placement of a pre-fabricated building to a lot located at 468 Kennebec Road.

B. The Board reviewed a building permit application submitted by James Cherry for the construction of an addition to an existing home located at 71 Kennebec Road.

On a motion by David Barker, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by James Cherry for the construction of an addition to an existing home located at 71 Kennebec Road.

C. The Board reviewed a building permit application submitted by Steven and Stephanie Davis for the construction of a 28X48 foot garage to a lot located at 38 Preston Lane.

On a motion by Ed Pellon, seconded by David Barker, the Board
VOTED:

To approve a building permit application submitted by Steven and Stephanie Davis for the construction of a garage on a lot located at 38 Preston Lane.

D. The Board reviewed a building permit application submitted by Joan and Wayde Carter for the construction of a garage on a lot located at 7 Kilton Lane. Mr. Thompson explained that the permit was received at the Machias Town Office on 5/16/18 which made the application

ineligible to be acted upon by the Board at their June meeting as per the guidelines of the building ordinance. Mr. Thompson noted that since the property in question is located near Middle River, Code Enforcement Officer Betsy Fitzgerald inspected the property to assist the Board and the property owners in making sure that the construction meets any requirements stipulated under the shoreland zoning ordinance. Ms. Fitzgerald advised the Board that the property owners have sufficiently addressed the concerns she had about the construction.

On a motion by Ed Pellon, seconded by David Barker, the Board
VOTED: To approve a building permit application submitted by Joan and Wayde Carter for the construction of a garage to a lot located at 7 Kilton Lane.

E. The Board reviewed a building permit application submitted by Gerard Zegers for the construction of a garage on a lot located at 5 Gardner Avenue. Mr. Thompson noted that the application is incomplete and lacks information the Board needs in order to take action on the permit. Mr. Thompson asked that the Code Enforcement Officer inspect the property for adherence to the building ordinance.

On a motion by Ed Pellon, seconded by David Barker, the Board
VOTED:
To table a building permit application submitted by Gerard Zegers for the construction of a garage on a lot located at 7 Gardner Avenue pending additional information and inspection by the Code Enforcement Officer.

3. OTHER BUSINESS

A. Ms. Therrien advised the Board that she measured the distance of lots in the industrial park that she had discussed at the last meeting as being potential sites for cell towers due to their location away from residential neighborhoods. The Board had agreed that any tower structure should be located at least 350 feet from residences. Ms. Therrien and the Board discussed adding language in a proposed tower ordinance siting the potential negative impact to historic sites and buildings listed on the National Registry of Historic Sites. Ms. Fitzgerald added that the ordinance should address proximity to historically significant sites. Ms. Therrien said that she would look at providing a first draft of an ordinance that the Board can work from. As to the inclusion of wind towers in an ordinance, it was the consensus of the Board to address these structures in a separate ordinance.

B. Mr. Thompson suggested that the building permit ordinance be amended in regards to allowing automatic approval of permits thirty days after submission. He noted that there are circumstances that occur from time to time in which the Board may not meet within a thirty day period after an applicant submits a building permit.

C. Ms. Therrien noted that the members of the Board have been provided with new planning board manuals.

On a motion by Ed Pellon, seconded by David Barker, the Board voted to adjourn the meeting at 7:25 PM.