

PLANNING BOARD - TOWN OF MACHIAS

AUGUST 1, 2018

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Ed Pellon, Joe Gurney, and Arthur McCurdy; Secretary Cathy Lord; Town Manager Christina Therrien; Code Enforcement Officer Betsy Fitzgerald; James Whalen, Mary Angarola, Gerald Zegers.

1. MINUTES - REVIEW AND ACTION

On a motion by Joe Gurney, seconded by Arthur McCurdy, the Board voted to approve the minutes of the July 18, 2018 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Gerard Zegers for the construction of a garage with a workshop on a lot located at 5 Gardner Avenue. Mr. Thompson noted that when the Board looked at this application at their July meeting the permit was incomplete and lacked information the Board needed in order to take action on the permit. Mr. Thompson had asked that the Code Enforcement Officer inspect the property for adherence to the building ordinance. Ms. Fitzgerald advised the Board that she had inspected the property and assisted the applicant in providing a completed application. Mr. Thompson noted that Mr. Zegers has provided information to complete his permit.

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

To approve a building permit application submitted by Gerard Zegers for the construction of a garage with a workshop on a lot located at 5 Gardner Avenue.

B. The Board reviewed a building permit application submitted by Jesse Frazier for the location of a 28X40 single family residence to a lot located at 24 Gardner Avenue. Members of the Board questioned the \$3000. amount documented on the permit as the estimated cost of the structure. It was pointed out that the town's tax assessor receives copies of building permits and will visit the 24 Gardner Avenue site in order to develop a tax assessment on the property and that he does not formulate a tax assessment based on the amount stated on the building permit.

3. COMMUNICATION FACILITY ORDINANCE

The Board reviewed the proposed communication facility ordinance. The Board recommended these changes to the ordinance:

- include a definition of the structure to be addressed by the ordinance
- Section 6.3 Fees under Part A. Application Fee: change of wording from "structures" to

“communication facilities”

- Section 6.3 Fees under Part A. Application Fee: change to ten dollars (\$10.00) per foot of structure height
- Section 6.4 Notice of Complete Application: change of wording “. . . the Planning Board shall determine application completeness within forty-five (45) days” instead of thirty (30) days
- Section 7 Standards of Review under E. Setbacks: change of wording to “five hundred (500) feet from property lines of abutting property owners” instead of three hundred and fifty (350) feet
- Section 7 Standards of Review under H. Lighting: add the wording “and provide proof of such as part of the application.” to the last line of the paragraph
- Section 7 Standards of Review under M. Historic and Archeological Properties: change of wording to five hundred (500) feet instead of three hundred and fifty (350) feet

Ms. Therrien noted that she would make the recommended changes to the ordinance.

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board

VOTED:

To adopt the revised communication facility ordinance and forward the ordinance to the Board of Selectmen.

On a motion by Joe Gurney, seconded by Arthur McCurdy, the Board voted to adjourn the meeting at 7:42 PM.