

PLANNING BOARD - TOWN OF MACHIAS

OCTOBER 4, 2017

This meeting was called to order at 7:00 PM by Chairman William Thompson. In attendance were Board members Ed Pellon, Arthur McCurdy, Joe Gurney, and David Barker; Secretary Cathy Lord; Town Manager Christina Therrien; Peter Soucy, Bob Berta.

1. MINUTES - REVIEW AND ACTION

On a motion by Arthur McCurdy, seconded by Ed Pellon, the Board voted to approve the minutes of the September 6, 2017 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Charles Cunningham for construction of a replacement garage on a lot located at 605 Kennebec Road. Mr. Thompson noted that the replacement garage will be built on the same footprint as the previous garage which recently burned.

On a motion by David Barker, seconded by Arthur McCurdy, the Board
VOTED:

To approve a building permit application submitted by Charles Cunningham for the construction of a garage to be located at 605 Kennebec Road.

B. The Board reviewed a building permit application submitted by Associated Builders for construction of an airport terminal building at the Machias Valley Airport.

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

To approve a building permit application submitted by Associated Builders for the construction of an airport terminal building at the Machias Valley Airport.

C. Mr. Peter Soucy informed the Board that as the owner of Lot #11 in the Machias Industrial Park (Stackpole Road) he needs to satisfy a two year commitment to build a structure on the property; he explained to the Board that he wants to start building a 24X32 foot dry storage building on the lot while there is still good weather. Mr. Soucy advised the Board that the building will not have water, sewer, or power at the present time. Mr. Thompson pointed out that the building permit was not submitted before the filing deadline of the fifteenth of the previous month; he did point out that this building permit can be considered at the Board's November meeting. Members of the Board agreed that the groundwork can be started for the building. Mr. Soucy completed the building application by paying the fee to file the application so it can be reviewed by the Planning Board in November.

3. REVIEW OF MUNICIPAL ORDINANCES

The Board reviewed a property maintenance ordinance. Mr. McCurdy questioned if the Town could enforce such an ordinance. Town Manager Christina Therrien explained that the ordinance would allow the Town to initiate legal action to get property cleaned up and even attach the property in question to ensure that the property owner complies with the ordinance. Mr. Pellon noted that there have been many complaints regarding a building located on Main Street. Ms. Therrien pointed out that this situation has been addressed with the building's owner.

Mr. McCurdy asked about the number of complaints received by the Town per year on the appearance of properties. Ms. Therrien noted that there are approximately twenty complaints per year on various problems. She explained that buildings that are structurally unsafe is a real issue since these are dangerous buildings and she noted that when garbage is allowed to accumulate a public health hazard is created which needs to be addressed. Mr. Thompson commented that the Town needs to start somewhere with addressing these types of problems in Machias. Mr. Gurney suggested revising the language in the ordinance making it more functional. Mr. McCurdy questioned who the responsible town official is for enforcement issues. Ms. Therrien noted that the code enforcement officer is responsible for buildings and that the town manager is responsible for garbage becoming a health hazard. As to the establishment of a fine for property owners violating the ordinance, Ms. Therrien explained that the Board of Selectmen will establish the amount of fines levied against property owners.

Mr. Thompson suggested that the members of the Board review the proposed property maintenance ordinance, make notes for changes to the document, and that the Board will review the ordinance at their next meeting. Mr. Thompson noted that the CEO will be at the meeting and can assist with the language of an ordinance.

On a motion by Joe Gurney, seconded by Arthur McCurdy, the Board voted to adjourn the meeting at 7:38 PM.