

## PLANNING BOARD - TOWN OF MACHIAS

SEPTEMBER 6, 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; Code Enforcement Officer Betsy Fitzgerald; Charlie Cunningham, Mary Angarola, David Clark, Bob Berta.

### 1. MINUTES - REVIEW AND ACTION

On a motion by Joe Gurney, seconded by David Barker, the Board voted to approve the minutes of the August 2, 2017 Board meeting.

### 2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Wilfred and Priscilla Daigneault for renovations to a single family home located at 302 West Kennebec Road.

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

To approve a building permit application submitted by Wilfred and Priscilla Daigneault for renovations to a home located at 302 West Kennebec Road.

B. The Board reviewed a building permit application submitted by Associated Builders for construction of a new terminal building at the Machias Valley Airport. Chairman Thompson pointed out that the permit application was submitted after the fifteenth of September and questioned if the Board could act on the permit at this meeting. Code Enforcement Officer Betsy Fitzgerald explained that the building permit was submitted by the contractor after the fifteenth of the month; she noted that there are some timing issues the Town is facing in getting the terminal building constructed. Town Manager Christina Therrien apologized and explained that the contractor submitted the application late because they did not realize that they needed to submit a formal building permit. Ms. Therrien advised the Board that the building will be constructed alongside the airport access road (30 feet from the road). Ms. Therrien reviewed the site plan for the building with the members of the Planning Board. After reviewing the permit application and the site plan, the Board decided they would take action on this permit at their October meeting in order to meet the requirements of the Town's building ordinance. Mr. Thompson noted that the contractor can perform initial groundwork for the building.

C. Mr. Charlie Cunningham explained that he wants to replace a garage that burned on his property located at 605 Kennebec Road with another garage which will sit on the same footprint. Mr. Thompson noted that this permit was submitted after September 15th and would need to be addressed at the Board's October meeting.

### 3. OTHER BUSINESS

A. Ms. Alyssa Schmitter consulted the Planning Board regarding turning a front lawn into a gravel driveway at a residence located at 3 North Street. The Board discussed the change; Mr. Thompson noted that the Board has no problem with Ms. Schmitter making this change to the property.

#### 4. REVIEW OF MUNICIPAL ORDINANCES

A. The Board reviewed corrections made to the driveway ordinance.

B. The Board reviewed the proposed sign ordinance. Mr. McCurdy questioned the need for a sign ordinance; he pointed out that the Maine Department of Transportation already controls the signage on all state roads. He suggested that the Town allow the state to continue to address signs located on state funded roads. Mr. Thompson asked the other members of the Board if they see a real problem with signs in Machias. Mr. McCurdy asked the CEO for her opinion. Ms. Fitzgerald said that she does not see a problem with signs in town, especially in light of the fact that the state is consulted by businesses on placement and appearance of signs. Mr. McCurdy reiterated that the town does not need a sign ordinance; he noted that the Planning Board has a past history of working with applicants for the few times that there has been a question on placement of a sign on a municipal road. Ms. Fitzgerald noted that applicants have been pretty good about following recommendations made by the Planning Board.

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

To recommend to the Board of Selectmen not to pursue a sign ordinance for the Town of Machias.

C. The Board reviewed the vacant building ordinance. After a discussion of addressing problems with existing buildings in town, Ms. Therrien suggested that the dangerous buildings, grass and vegetation, property maintenance, nuisance properties, and vacant buildings proposed ordinances be combined into one ordinance. The members of the Board discussed the need for this ordinance. Ms. Therrien explained that there are some buildings that get to the point of being an endangerment to people. She asked the Board to think about safety issues and nuisance buildings; she added that there could be guidelines that would assist the Town in addressing problems created by dangerous properties. Mr. McCurdy commented that enforcement could be very limited and the Town ends up spending money to get an owner to comply. The Board discussed enforcement of the ordinance and the concept of accessing fines to property owners that violate the ordinance.

Ms. Fitzgerald agreed to look at fusing the proposed ordinances into something that can work for Machias.

On a motion by Joe Gurney, seconded by Ed Pellon, the Board voted to adjourn the meeting at 7:50 PM.