

PLANNING BOARD - TOWN OF MACHIAS

AUGUST 3, 2022

This meeting was called to order at 7:00 PM by Chairman Bill Thompson. In attendance were Board members Ed Pellon, Arthur McCurdy, and Rich Rolfe; Secretary Cathy Lord; Town Manager Bill Kitchen; Code Enforcement Officer Kevin Brodie; Stephen Pineo, Bruce Smith.

1. MINUTES - REVIEW AND ACTION

On a motion by Rich Rolfe, seconded by Arthur McCurdy, the Board voted to approve the minutes of the July 6, 2022 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application submitted by Stephen Pineo for construction of a 35X70 foot building (garden center). Mr. Thompson noted that the Board and Mr. Pineo had previously discussed plans Mr. Pineo has for his retail store located on Route #1 to include construction of a garden center and repositioning the entrance to the store.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board
VOTED:

To approve a building permit application for construction of a garden center at Pineo's True Value located on Route #1.

B. The Board reviewed a building permit application submitted by Ms. Nicole Case representing Machias School Department. It was noted that Ms. Case and the Board had discussed plans at the Board's last meeting to enclose a portion of the high school to provide more instructional room and a 30X60 foot addition to the alternative education building for the construction of two classrooms.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board
VOTED:

To approve a building permit application for Machias School Department for construction of classrooms at the high school.

On a motion by Rich Rolfe, seconded by Arthur McCurdy, the Board
VOTED:

To waive the permit fee for Machias School Department.

Mr. Kitchen pointed out that the select board has reviewed waiving the permit fee for the educational department and agreed to put the issue of changing the ordinance before the voters.

3. TRAILER PART ORDINANCE

CEO Kevin Brodie reported to the Board that the town's trailer park ordinance does not allow sale of items by the roadside but that the owner of the trailer park (Mr. Durkee) maintains that the items are empty containers that advertise his company and argues that the items have monetary value and also that he is trying to sell the appliances. Mr. Kitchen pointed out that Machias does not have commercial zoning. The Board reviewed the current trailer park ordinance. Mr. Kitchen read aloud the current trailer park ordinance; he commented that the language in the ordinance is ambiguous and the Town needs an ordinance that contains stronger language and needs to be updated. He noted that he and the CEO are working to update the ordinance.

4. OTHER BUSINESS

A. Mr. Bruce Smith commented on the debris from a demolished building which has not been cleaned up. The Board discussed the problem.

B. Mr. Kitchen distributed copies of a letter posted in a local newspaper pointing out the condition on a mobile home located on the corner of Harwood and Dublin Streets. The members of the Board discussed the problem with the setback for the trailer. Mr. Brodie advised the Board that he has notified the owner of the violations by certified mail. Mr. Kitchen pointed out that this situation highlights the need to update municipal ordinances. The Board discussed correcting the problem. Mr. Brodie recommended that the applicant change the address on his site plan and use the setbacks from Harwood Street which would meet the stipulations of the building ordinance since there is insufficient footage for a setback from Dublin Street.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board
VOTED:

to recommend that the applicant change the address on the permit since it is not compliant with setback requirements in the building ordinance.

C. The Board discussed the status of the Middle River Subdivision.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board
VOTED:

To table the Middle River Subdivision plan.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board voted to adjourn the meeting at 8:06 PM.