

## PLANNING BOARD - TOWN OF MACHIAS

OCTOBER 6, 2021

This meeting was called to order at 7:00 PM by Chairman William Thompson. In attendance were Board members Ed Pellon, Arthur McCurdy and Rich Rolfe; Secretary Cathy Lord; Steven Pineo, Wesley Graham, Heather Graham.

### **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 1, 2021 Board meeting.

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

The Board reviewed a building permit application submitted by Wesley Graham for construction of a storage building for an existing bait business located at 6 Hudson Boulevard. Mr. Graham discussed his permit with the members of the Board. Mr. Graham explained to the Board that he was requesting a variance for the construction since the building will not meet the setback requirements on one side of the property. Mr. Graham noted that he had discussed being closer to the adjoining property with the owner of that property. The Board reviewed a letter submitted by David and Ethan Davis, co-owners of the adjoining property consenting to allow Mr. Graham to place the storage building "up to but not closer than 5 feet from our property line".

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

To approve a building permit application submitted by Wesley Graham along with a variance for construction of a storage building at an existing bait business located at 6 Hudson Boulevard.

### **3. OTHER BUSINESS**

Mr. Steven Pineo, owner of True Value, discussed with the Board plans to expand his business. Mr. Pineo explained that the first phase of the expansion is the expansion of the business and the connecting of the parking lots; he added that the second phase will be moving the existing entrance to the store and adding an expansion to the front of the store (40X60 feet). He advised the Board that sometime in the future he wants to expand the rear of the store after this initial project is completed. Mr. Pineo advised the Board that he has hired an architect and has been in discussions with the MDOT about expanding the store towards Route #1. He explained that there is a sixty foot right-of-way on Route #1 from the centerline; he noted that the State has agreed to sell him twenty feet of the right-of-way to accommodate his plans so he can meet the town's setback requirements. Mr. Pineo noted that the MDOT has concerns about meeting the thirty-five foot front setback and that this would be forty-eight feet from the centerline.

Mr. Pineo distributed a proposed layout of the expansion plans for the Board to review. Mr. Pineo noted that the MDOT wants assurance that the Machias Planning Board agrees to support the setback if the State sells him the twenty feet. Mr. Pineo asked the Board if they would support this request. Mr. McCurdy pointed out that if the State gives their permission to sell the twenty feet that the Town has no authority to grant a variance on a state road. The members of the Board discussed the request. Mr. Thompson advised Mr. Pineo that the Board would sign a letter agreeing to support Mr. Pineo's plans. Mr. Pineo advised the Board that he hopes to break ground on the project next Fall and that he would be submitted a building permit sometime in Sprint 2022. Mr. Pineo thanked the members of the Board for their support.

On a motion by Arthur McCurdy, seconded by Rich Rolfe, the Board voted to adjourn the meeting at 7:35 PM.