

PLANNING BOARD - TOWN OF MACHIAS

JULY 12, 2023

This meeting was called to order at 7:00 PM by members of the Machias Planning Board. In attendance were Board members Ed Pellon, Harry Flower, James Jackson, Ryle Mortland, and Cathy Lord (alternate); Town Manager Bill Kitchen; Code Enforcement Officer Kevin Brodie; Michael Acebal, Jeff Fenn, Walter Moody, Richard Holland, Sean Hale, Allison Green.

1. MINUTES - REVIEW AND ACTION

On a motion by Cathy Lord, seconded by Ed Pellon, the Board voted to approve the minutes of the June 7, 2023 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed a building permit application with accompanying site plan submitted by Michael Acebal for renovations to an existing building located at 97 Court Street. Mr. Acebal told the Board that he will be extending the roof and installing new windows in the building. He advised the Board that he will be having a sandwich takeout and a used furniture store in the building.

Mary Angarola said that the permit does not meet guidelines such as one hundred foot setback. Mr. Brodie noted that the building is grandfathered since it is a pre-existing building. Mr. Flower asked if the permit meets town ordinances and Mr. Brodie confirmed that it does. Ms. Angarola objected to the permit because it is changing use from residential to commercial. Mr. Brodie noted that the Town does not have zoning. Mr. Brodie told the Board that the permit application meets town ordinances. Mr. Acebal assured the Board that he would get approvals before doing anything else to the building. Mr. Acebal commented that the building is an eyesore at the present time but that he is trying to improve the appearance of the building.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

to approve a building permit application submitted by Michael Acebal for improvements to a building located at 97 Court Street since the application meets the specifications of the Town of Machias building permit ordinance.

B. The Board reviewed a building permit application submitted by William Otto for renovations to a home located at 51 Broadway (expansion of attached deck to include a ramp for wheelchair access). Mr. Brodie advised the Board that there are no issues with this permit.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

To approve a building permit application submitted by William Otto for renovations to a home located at 51 Broadway since the application meets the specifications of the Town of Machias building permit ordinance.

C. The Board reviewed a building permit application submitted by Walter Moody for the location a mobile home and a small building at 6 Lyons Street. Mr. Brodie advised the Board that this is an after-the-fact permit with only the plumbing left to be done. He recommended that the Planning Board impose a one hundred dollar fine for the owner not submitting a permit before the trailer was moved onto the property.

Mr. Kitchen commented that Mr. Moody's trailer is causing many complaints due to the level of noise associated with the clam business. Mr. Moody said that he is doing his best to mitigate the noise and knows that the location of his business to this area is not ideal. He noted that he has asked clammers to lower the noise level and he wants to do his absolute best to be a good neighbor. Mr. Moody told the Board that he is continuing to look for a more suitable piece of property for the business. Mr. Brodie noted that once the small building is constructed the noise level will be absorbed. Mr. Brodie advised the Board that the permit meets the guidelines of the municipal ordinance.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

To approve a building permit application submitted by Walter Moody for the location of a mobile home and small building at 6 Lyons Street since the application meets the specifications of the Town of Machias building permit ordinance and to assess a \$100. fine for submitting the permit application after the trailer was moved onto the property.

D. The Board reviewed a building permit application submitted by Richard Holland for the construction of a single-family home and removal of mobile home at 538 Kennebec Road. Mr. Brodie noted that there are adequate setbacks.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

To approve a building permit application submitted by Richard Holland for construction of a single-family home to be located at 538 Kennebec Road since the application meets the specifications of the Town of Machias building permit ordinance.

E. The Board reviewed a building permit application submitted by Angela Garrison for construction of a building to house refrigerators and freezers and to hold food supplies for Angie's Comfort Kitchen located at 167 Dublin Street. Mr. Brodie advised the Board that there are no issues with this permit.

On a motion by James Jackson, seconded by Ryle Mortland, the Board
VOTED:

To approve a building permit application submitted by Angela Garrison for the construction of a building at 167 Dublin Street since the application meets the specifications of the Town of Machias building permit ordinance.

F. The Board reviewed a building permit application submitted by Versant Power for the construction of a new substation on Route #1/173 Dublin Street. Mr. Sean Hale and Mr. Jeff Fenn representing Versant reviewed the site plan with the Board and reviewed the company's plans for the substation. Mr. Fenn noted that the company hopes to begin the project in September.

On a motion by James Jackson, seconded by Ed Pellon, the Board
VOTED:

To approve a building permit application submitted by Versant Power for the construction of a power substation to be located at 173 Dublin Street since the application meets the specifications of the Town of Machias building permit ordinance.

On a motion by James Jackson, seconded by Ed Pellon, the Board voted to adjourn at 8:20 PM.