

PLANNING BOARD - TOWN OF MACHIAS

MARCH 2, 2022

This meeting was called to order at 7:00 PM by Acting Chairman Arthur McCurdy. In attendance were Board members Ed Pellon, Rich Rolfe, and Harry Flower; Secretary Cathy Lord; Town Manager Bill Kitchen; Justin King, Josh Meroff.

1. MINUTES - REVIEW AND ACTION

On a motion by Rich Rolfe, seconded by Harry Flower, the Board voted to approve the minutes of the February 2, 2022 Board meeting.

2. BUILDING PERMIT APPLICATIONS - REVIEW AND ACTION

A. The Board reviewed building permit applications submitted by Chris Meroff for construction of a pump house shed and a greenhouse at 180 West Kennebec Road. The Board reviewed an inspection report submitted by Code Enforcement Officer Kevin Brodie on the status of the construction. Mr. McCurdy noted that Mr. Brodie reports that both structures are already in place on the property and the report includes his recommendation on fines since the property owner has violated the town's building ordinance. It was pointed out that Mr. Brodie found a large deck platform that had been constructed that appeared to be very close to the shoreland zoning area. Mr. McCurdy and other members of the Board expressed concern that there has been construction in the shoreland zoning area and that the property owner may be in violation. Mr. McCurdy suggested to the Board that the CEO can review the town's shoreland zoning map and take measurements to assess if there is a shoreland zoning violation. The other members of the Board agreed to ask the CEO to do this.

On a motion by Rich Rolfe, seconded by Harry Flower, the Board
VOTED:

To table action on building permits submitted by Chris Meroff until the April meeting of the Machias Planning Board pending additional information from the CEO.

B. The Board reviewed a building permit application submitted by JMK Properties for construction of an eight unit multi-family apartment building at 63 Court Street. Mr. Justin King reviewed the site plan with the Board. He advised the Board that an existing drainage ditch would address drainage for the property. The Board reviewed an inspection report from Mr. Brodie on the project. Mr. King provided clarifications on parking spaces (1.5 per unit), landscaping, lighting (lights facing downward), and use of the town's sewer and water. Mr. King advised the Board that plans are to start site work in April for the building.

On a motion by Rich Rolfe, seconded by Harry Flower, the Board
VOTED:

To approve a building permit application submitted by JMK Properties for construction of an eight unit multi-family apartment building at 63 Court Street.

3. OTHER BUSINESS

The members of the Board and Mr. Kitchen discussed the status of a mobile home located at 115 Dublin Street. The Board had previously granted a building permit for placement of the mobile home. Mr. Kitchen advised the Board that the CEO had visited the site and found that the setback from Dublin Street is actually 24 feet and needs to be repositioned somehow to meet the thirty-five foot setback. Mr. Kitchen said that he would like to reach out to the owner to discuss the town's building ordinance.

On a motion by Rich Rolfe, seconded by Harry Flower, the Board voted to adjourn the meeting at 7:40 PM.