

PLANNING BOARD - TOWN OF MACHIAS

APRIL 6, 2022

This meeting was called to order at 7:00 PM by Chairman William Thompson. In attendance were Board members Ed Pellon, Rich Rolfe, and Harry Flower; Secretary Cathy Lord; Town Manager Bill Kitchen; Chris Meroff, Robert Boggia, Falion Robinson.

1. MINUTES - REVIEW AND ACTION

On a motion by Rich Rolfe, seconded by Ed Pellon, the Board voted to approve the minutes of the March 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, a greenhouse, and a 10X20 foot building for bathrooms at 180 West Kennebec Road. The Board reviewed an inspection report submitted by Code Enforcement Officer Kevin Brodie on the status of the construction. The Board discussed that the structures had already been built before building permits had been submitted and that the CEO recommended fines since the property owner had violated the town's building ordinance. Regarding the construction of the bathrooms, Mr. Kitchen pointed out that plans now include installation of a septic system and that the CEO found no concerns on the amount of property needed for the installation of a septic system. The Board also discussed that Mr. Brodie had found a large deck platform that had been constructed that appeared to be very close to the shoreland zoning area. It was pointed out that at the March meeting, members of the Board expressed concern that this platform had been constructed in the shoreland zoning area. Mr. Thompson noted that the CEO found that the platform meets the setbacks for shoreline zoning.

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

To approve building permits submitted by Chris Meroff for construction of a pump house shed, a greenhouse, and a 10X20 foot building to house bathrooms to be located at 180 West Kennebec Road.

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

To accept the recommendation of the Code Enforcement Officer to institute a fine of \$200. to Mr. Meroff for construction without submitting building permits.

3. OTHER BUSINESS

Robert Boggia told the members of the Board that he will be submitting a plan for a marijuana dispensary to be located on Main Street. He told the Board that he wants to grow marijuana organically and that his production will be located in Whiting where he will employ five to ten people. Mr. Boggia noted that he wants to keep money in downeast Maine and that he will also be employing a manager and two employees in the store "Downeast Smoke & Vape". Mr. Boggia said that he is willing to participate in the community and is open to ideas to provide funding for community benefits. He added that signage for the store will be minimal and that the store will be open six days per week with plenty of parking and that he is also thinking of installing a vehicle charging station. Mr. Kitchen reported that there are no stipulations as to proximity to a church, only to schools and child daycares. Mr. Pellon cautioned that he thought there was a daycare facility close enough to be considered. Mr. Kitchen said that he would check on this. Mr. Kitchen noted that the select board would ask the Planning Board about their review of Mr. Boggia's

plans. Mr. Boggia discussed changes he will be making to the building. Mr. Rolfe pointed out that any structural changes to the building would require submission of a building permit.

It was the consensus of the Board to advise Mr. Boggia to proceed with a submission of his plan as required by law.

On a motion by Rich Rolfe, seconded by Harry Flower, the Board voted to adjourn the meeting at 7:29 PM.