

Approved by Planning Board Meeting held on May 11, 2017

Town of Machiasport
P.O. Box 267 - Machiasport, Maine
Planning Board Meeting
THURSDAY- April 13, 2017
7:00 PM

Chair
Michael Hinerman
2016-2019

Vice Chair
Jeff Huntley 2014- 2017

Bill Prescott, Jr. 2014-2017
Jimmy Clark 2016-2019
Richard Jordan 2016-2018

Code Enforcement
Officer (CEO)
James Bradley

Secretary
Cathy Bunker

MINUTES

I. Call meeting to order/Roll Call

Michael Hinerman, Chairman, called the meeting to order at 7:05 p.m.

Planning Board Members Present: **Michael Hinerman** (Chairman of Planning Board), **Rick Jordan**, **Jeff Huntley**, **Jimmy Clark** and CEO **James Bradley**

Participants: **Rick Heller (Quoddy Tides)**, **Bob & Kathryn Mercer**, **Sharen Eaton**, **Mark Fetzer** and **Cathy Bunker/Recorder**

Quorum: Yes

A. Planning Board Correspondence

None

II. Adjustments to Agenda

Jeff Huntley recommended moving up the specific building permit applications for those whom were in attendance at the meeting.

III. Approval of Planning Board Minutes-March 9, 2017

MOTION made by Jimmy Clark and seconded by Rick Jordan to approve minutes of the March 9, 2017 Planning Board meeting. Motion passed unanimously.

IV. Consideration of Building Permits

BP #17-08, Sharen Eaton, addition of a 6'x6' breezeway and 10'x12' studio – Brief discussion. CEO Bradley saw no issues with the application, nor with the site.

MOTION made by Jeff Huntley and seconded by Jimmy Clark to approve Building Permit #17-08. Motion passed unanimously.

BP #17-11, Joseph Hart, addition of stairs to the water. The application was accepted although it was submitted late. No action was taken by the Board as CEO Bradley will do a site visit. If CEO Bradley approves, he will sign the permit after the site visit.

MOTION made by Jimmy Clark and seconded by Jeff Huntley to allow CEO Bradley to issue Building Permit #17-11, once CEO Bradley has completed the site visit and given his approval. Motion passed unanimously.

BP #17-09, Brian Olsen, placement of a 24' camper onto lot. Brief discussion involving joint tenancy issues and the fact that there is no septic system nor water supply. The Board felt that there was insufficient information to make a decision, therefore the Board would like for Mr. Olsen to attend the next Planning Board meeting which will be held on Thursday, May 11th @ 7:00PM, in order to answer the Board's questions.

MOTION made by Jeff Huntley and seconded by Jimmy Clark to TABLE the building permit until the next Planning Board meeting on May 11th.

BP #17-10, Holly Howard, 12' x 24' addition. Ms. Howard had originally submitted a building application to include an additional bedroom. Ms. Howard rescinded the first application and submitted a second application that did not include a bedroom.

MOTION made by Jeff Huntley and seconded by Rick Jordan to approve Building Permit # 17-10. Motion passed unanimously.

Consideration of TABLED Building Permits

BP #17-06, William Meroff, Alteration/change of use of an existing storage building/residential facility located on a lot within shoreland zoning. Jimmy Clark conducted a site visit and spoke with the carpenters. Mr. Clark also contacted William Meroff and advised him of the fact that he is required to submit a Flood Elevation Permit along with the original building application. CEO Bradley conducted a site visit as well and confirmed that a Flood Elevation Permit was required. The Board, after much discussion, decided to TABLE the application.

MOTION made by Jimmy Clark and seconded by Jeff Huntley to TABLE Building Permit # 17-06 until the next Planning Board Meeting that will be held on May 11th. Motion passed unanimously.

V. CEO Report – James Bradley

Mr. Bradley discussed the shoreland zoning ordinance and the need to update to the State's mandatory standards.

VI. Old Business

- A. **Jaw's Seafood** - CEO Bradley saw no violations when conducting a site visit at Jaw's Seafood.
- B. **Building permit application** - The updated/streamlined building permit applications will be TABLED until the May 11th Planning Board meeting.
- C. **Comprehensive Plan** - Brief discussion
- D. **Floodplain Ordinance** – It was noted by Bob Mercer that in the past, it is possible that building permits were given out without a Flood Hazard Permit. Jimmy Clark noted that there seems to be more homes being built in the floodplain areas. CEO Bradley has spoken with Sue Baker, State National Flood Insurance Coordinator, who is very knowledgeable regarding floodplain laws, etc.
- E. **Other Business** - None

VII. New Business

None

VIII. Public Comments

Mark Fetzer stated, "keep up the good work", referring to the Planning Board.

IX. Reports/Comments from Members

Rick Jordan, being somewhat new to the Planning Board, appreciates the Board Member's work and also appreciates the comments from the Public.

X. Adjournment

MOTION made by Rick Jordan and seconded by Jeff Huntley to adjourn the meeting at 8:15pm. Motion passed unanimously.

Minutes recorded for the Planning Board by: Cathy Bunker, Planning Board Secretary

Approved by the Planning Board 04-13-2017
Date

Attested by: Michael Hinerman
Michael Hinerman, Chair, Planning Board

**** The next Planning Board meeting is scheduled for Thursday,
May 11th, 2017 @ 7:00PM**