

Approved - Planning Board Meeting held on March 9, 2017

Town of Machiasport
P.O. Box 267 - Machiasport, Maine
Planning Board Meeting
THURSDAY- January 12, 2017
7:00 PM

MINUTES

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

I. Call meeting to order/Roll Call

Michael Hinerman, Chairman, called the meeting to order at 7:03 p.m.

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

Participants: **Rick Heller (Quoddy Tides)**, **Peter Bradanese** and **Cathy Bunker/Recorder**

Quorum: Yes

A. Planning Board Correspondence

New correspondence regarding a training/workshop was provided to the Planning Board Members. The training was entitled, "Local Planning Boards & Board of Appeals" which was quite similar to the last training that **Mr. Hinerman** and **Mr. Jordan** attended recently.

The Board of Selectmen and Planning Board members received a letter from the Army Corps of Engineers on Dec. 23rd, 2016. The letter requested the assistance of the Town to notify residents when a building permit is submitted within designated areas of Machiasport, where groundwater contamination is present. A map was enclosed identifying the areas of contamination. The Planning Board's general consensus was that it was the responsibility of the Army Corps of Engineers to notify residents who may be affected.

Mr. Prescott noted that the Governor's budget would include closing of the Downeast Correctional Facility. Discussion ensued.

II. Adjustments to Agenda

It was decided to allow **Mr. Peter Bradanese's** building permit application to be voted upon first as there were no representatives from **Jaws III Seafood** building permit application.

III. Approval of Planning Board Minutes-December 8, 2016

MOTION made by Bill Prescott and seconded by Jeff Huntley to approve minutes of the December 8, 2016 Planning Board meeting. Motion passed unanimously.

IV. Consideration of Building Permits

BP #17-02, construction of a 24'x32' garage - Peter Bradanese - Mr. Prescott advised the Board that **James Bradley, CEO**, will need to sign off on this particular building permit as the property is located within the shoreland zoning. **Mr. Prescott** also reminded those present that the project has a deadline of one year for completion as again it is located within shoreland zoning. (Generally the completion date would be two years from date of approval)

MOTION made by Jeff Huntley and seconded by Jimmy Clark to approve Building Permit # 17-02. Motion passed unanimously.

BP#17-01, Partial teardown/removal – Jaws III Seafood – Mr. Prescott felt that since the teardown project started prior to the approval of the Planning Board, that it would be considered an “**After-the-fact**” building application. The Board voted to approve the application.

MOTION made by Jimmy Clark and seconded by Jeff Huntley to approve Building Permit #17-01.

4 – Approved
1 - Opposed

A. Consideration of TABLED Building Permits

None

V. CEO Report – James Bradley

CEO James Bradley reported that he had been to the **Matthew Goacher** property to take a look at his building to follow up on a previous recommendation by the board. **CEO Bradley** felt that **Mr. Goacher** was in full compliance with the building codes and that he had a very good grasp of the required processes regarding expansion of existing buildings.

CEO Bradley submitted building permit application forms from two outside towns, Machias and Marshfield. He will also obtain two additional building applications from different towns prior to the February 9th Planning Board meeting. This will give the board members a variety of ideas when developing a more streamlined building permit application for Machiasport.

Mrs. Bunker will photocopy the out of town's applications and mail to each board member to review before the next Planning Board meeting to be held on February 9th.

Mr. Prescott inquired if any members of the Board were aware of the fact that a mobile home may have been removed from Machiasport without the proper paperwork/permits. The owner's name was not readily available, just the general location of the mobile home. It was later discovered that the mobile home was removed with all of the required paperwork in order.

Mr. Prescott asked if anyone had read the article in a local newspaper regarding illegal junkyards. Discussion ensued. Jimmy Clark felt that if CEO Bradley had more funding available to him that it would allow CEO Bradley the additional time to combat the illegal junkyards. CEO Bradley responded by explaining that the Board of Selectmen are responsible for enforcing the junkyard ordinance within the town. CEO Bradley stated that he had made contact with the Board of Selectmen on a couple of occasions but had not gotten any further with resolving the issue of illegal junkyards within the town. Mr. Hinerman recommended that it would be a good idea for the Planning Board Members to attend the upcoming Selectmen's meeting which is scheduled for Monday, January 23, 2017. The majority of the Board felt that they would like to attend the Selectmen's upcoming meeting.

VI. Old Business

- A. **Shoreland Zoning** –No action taken.
- B. **Building permit application** – Mike Hinerman will complete a rough draft of a streamlined building application and will have Mrs. Bunker type up the form prior to the next meeting.
- C. **Comprehensive Plan** – To be discussed at the February 9, 2017 PB meeting.
- D. **Other Business** - None

VII. New Business

None

VIII. Public Comments

None

IX. Reports/Comments from Members

The Town's Attorney sent an updated Shoreland Zoning Ordinance and asked that the Boards review it.

X. Adjournment

MOTION made by Jimmy Clark and seconded by Rick Jordan to adjourn the meeting at 8:03pm. Motion passed unanimously.

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

Approved by the Planning Board 03-09-2017
Date

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

**** The next Planning Board meeting is scheduled for Thursday,
February 9th, 2017 @ 7:00PM**