

Approved – Planning Board Meeting held on April 13, 2017

Town of Machiasport
P.O. Box 267 - Machiasport, Maine

Planning Board Meeting
THURSDAY- March 9, 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 7:01 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), Bob & Kathryn Mercer, Pauline Sneed, Valerie Merchant, Greg Horsfall, Sarah Dedmon (MVNO), Holly Howard and Cathy Bunker/Recorder**

Quorum: Yes

A. Planning Board Correspondence

The Board of Selectmen responded to the previous letter from the Army Corps of Engineers dated Dec. 23rd, 2016. The letter from the Board will be given to anyone requesting a building permit within designated areas of Machiasport, where groundwater contamination is present.

- All Planning Board Members were in favor -

II. Adjustments to Agenda

None

III. Approval of Planning Board Minutes-January 12, 2017

MOTION made by Bill Prescott and seconded by Jeff Huntley to approve minutes of the January 12, 2017 Planning Board meeting. Motion passed unanimously.

IV. Consideration of Building Permits

BP #17-03, Holly Howard, construction of a 24'x12' add-on - The Board requested an updated septic design due to the fact that Ms. Howard will be adding on a bedroom. The existing HHB-200 was designed for a two bedroom home, however this addition will make it a third bedroom home. Ms. Howard was advised to submit the new septic plan for the next Planning Board meeting which is scheduled for April 13th @ 7:00pm.

MOTION made by Bill Prescott and seconded by Rick Jordan to TABLE Building Permit # 17-03. Motion passed unanimously.

BP #17-04, Steve & Kathleen Faul, 3320' new home – Discussion ensued.

MOTION made by Jeff Huntley and seconded by Bill Prescott to approve Building Permit # 17-04. Motion passed unanimously.

BP #14-07, Kwi Nam Park, extension for a previously approved building permit – No fee required.

MOTION made by Bill Prescott and seconded by Rick Jordan to approve a one year extension to Ms. Park's building permit. Motion passed unanimously.

BP #15-06, Matthew Goacher, extension for a previously approved building permit – No fee required.

MOTION made by Bill Prescott and seconded by Jeff Huntley to approve a one year extension to Mr. Goacher's building permit. Motion passed unanimously.

BP #17-05, O. Joseph & Judith April, replace deck/enlarge, add ½ bath – Discussion ensued.

MOTION made by Jeff Huntley and seconded by Rick Jordan to approve Building Permit # 17-05. Motion passed unanimously.

IV. **Consideration of Building Permits (Cont'd from page 2)**

BP #17-06, William Meroff, Alteration/change of use of an existing storage building to a residential facility located on a lot within shoreland zoning. Jimmy Clark requested a drawing from Mr. Meroff as to the dimensions of the structure showing setbacks (measurements to scale). Jeff Huntley suggested the town obtain a legal opinion as to the description regarding "change of use." Michael Hinerman will make contact with the State to clarify specific issues. The Board decided to TABLE the building permit until the next meeting which will be held April 13, 2017.

MOTION made by Bill Prescott and seconded by Rick Jordan to TABLE Building Permit # 17-06 until the next Planning Board Meeting that will be held on April 13th. Motion passed unanimously.

Consideration of TABLED Building Permits

None

V. **CEO Report – James Bradley**

None

VI. **Old Business**

- A. Bill Prescott asked if there were any updates regarding Jaw's Seafood's renovation. Michael Hinerman advised that the building size was not changed, nor was there an expansion of the footprint. Michael Hinerman recommended that Jim Bradley, CEO, do a site visit before next month's Planning Board meeting.
- B. **Shoreland Zoning** – FEMA provided evacuation maps deliniating what shoreland areas were in a hurricane zone of category, 1, 2, 3 or 4. Michael Hinerman will present the maps to the Selectmen.
- C. **Building permit application** – The updated/streamlined building permit applications will be TABLED until the April 13th Planning Board meeting.
- D. **Comprehensive Plan** – To be TABLED until the April 13, 2017 Planning Board meeting.
- E. **Illegal Junkyards** – Michael Hinerman advised that the Planning Board will wait to see what the Selectmen will decide in regards to illegal junkyards.

VII. New Business

None

VIII. Public Comments

Bob Mercer questioned the Planning Board as to whether the public has the right to ask questions during the building permit process. Michael Hinerman stated that he/Board has no objection in allowing comments, basic comments/questions only. Landowner abutters have the right to speak.

Bob Mercer advised the Board that floodplain development permits are necessary. Bob Mercer asked the Board that if a floodplain building permit is submitted, to please advise the Ordinance Committee. These permits will need to be approved by the Planning Board as well.

IX. Reports/Comments from Members

None

X. Adjournment

MOTION made by Jeff Huntley and seconded by Jimmy Clark to adjourn the meeting at 8:40pm. 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,
April 13, 2017 @ 7:00PM**