

## **Minutes**

### **December 3, 2012**

Meeting opened at 6:30 p.m. Ron, Chris and Clem were present.

Minutes of the previous meeting were reviewed. Selectmen requested that the phrase “not to change its intent” be struck from the minutes.

Treasurer’s Warrant #24 for \$133,539.67 was reviewed and signed.

#### **Old Business:**

A survey has been started on the RSU #3 property. The survey will include the location of all buildings, etc, not just the 4 corners of the property as was discussed at the last meeting. RSU#3 will be handling the survey and legal fees associated with the transfer. Jean Bourg suggested that the school could pay to remove the asbestos in the old building which would be one less expense to the town since at this point, sharing the demolition doesn’t look likely to happen.

Roadwork has been started on the Town Farm/Mussey Road intersection. Ditching has been done. Still waiting for Unitel to move their lines.

Stagecoach Road – no progress since the last meeting.

Clem said that one of the culverts that was recently installed on Town Farm Road has moved and created a bump in the road. Jim Kenney said that if it had been compacted properly, it wouldn’t move. There is a CD available that explains the proper way to compact after installing a culvert.

#### **New Business:**

John Piotti was at the meeting to discuss the Selectmen’s proposal to form a committee to review the current Land Use Ordinance. He said that developing the original ordinance was a 2 year process. Developing an ordinance from scratch takes a lot of time. His recommendation was to let the Comprehensive Plan Committee meet to review the ordinance and suggest changes. As far as the “gray areas” in the ordinance, he said that it’s nearly impossible to not make it open for interpretation.

Barry McCormick felt that the ordinance needs to be reviewed, reorganized and revisited. He feels that new blood needs to look at the ordinance to help make it more business friendly. He would like to see residents not associated with either the Planning Board or Comp Plan be appointed to the committee. It should all be black & white, no gray areas. New blood, new ideas.

Jim Kenney said that several years ago, his family owned a company that employed 150 local people. Changes took place that drove them out of business. He would like to participate in the review of the ordinance to avoid that happening to anyone else in the future.

Randy Reynolds feels the ordinance favors farms not businesses. He has heard of several businesses not coming to town or adding on because of restrictions in the ordinance. He also said that there is not a subdivision ordinance for the Town. John P. replied that the subdivision ordinance is incorporated into the Development Review portion of the ordinance.

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Tony Avila said that he feels that the town needs to be more “business friendly”.

Phil Nadeau was at the meeting to support business owners. He had several issues when he opened Spanky’s and had to go to the Appeals Board.

John Piotti updated the Selectmen on the Comprehensive Plan for Unity that was adopted in 1993. He said that the current plan is out-of-date and will not be approved by the State after December 31, 2012. A Comprehensive Plan is essential if the Town applies for any grant funding, among other things. Developing a new plan is very costly, approximately \$20,000. Planners from KVCOG said that a new plan can wait for a while, but the Town should be building up money for the future.

John also updated the Selectmen on the Communities for Maine’s Future grant that the Unity Barn Raisers and Trillium Corporation applied for last year. The grant was awarded to Unity, but funding from the State is on hold at this time. John asked the Selectmen to sign a letter to Commissioner George Gervais stating that the projects would likely go forward if they knew that the funds would ultimately be received. Selectmen signed the letter. The grant had already been approved at a Special Town Meeting.

Selectmen set December 17<sup>th</sup> as the last day that residents can ask to be considered for the Land Use Review Committee. A one-page bio is requested of all interested persons. Town Meeting in March, 2014 is the target date for approval of any changes to the Ordinance.

Meeting adjourned at 7:45 p.m.

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