

TOWN OF UNITY, MAINE

PLANNING BOARD MINUTES

DATE/TIME: Wednesday, June 24, 2015, 7:00 PM

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Chia Murdock, Garrett Morrison, Jim Kenney, Sherry Powell-Wilson

OTHER ATTENDEES: Charlie Porter, Code Enforcement Officer

COMMITTEE CHAIR/ACTING CHAIR: Chia Murdock

SECRETARY: Sherry Powell-Wilson

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
#56, 06/11/2015 (After The Fact)	Derek Wilson & Charlene Grotton Present: Charlene Grotton	650 Hunter Road Tax Map 002, Lot #020	Stick Built Construction 20 x 50 x 14	Yes	None
#57, 06/03/2015	J & J Edwards Properties Present: Jeremy Edwards	35 Plaza Drive	Stick Built Building, Addition, 11 x 40, 440 sq. ft.	Yes	None other than as defined in application.
#64, 06/01/2015	Mary Oaks Andrew Ettinger Gail Palmer Present: Bill Wentworth	70 Cherry Lane Tax Map 019, Lot 002	Lot #1, 1.33 Lot #2, 1.35 Total parcel being divided, 2.68	Yes	None Mr. Wentworth requests to have approved permit mailed to him.
#59, 06/24/2015	Unity College Present: None	90 Quaker Hill Road	Open-air addition for canoe storage 248 sq. feet	Yes	None

Meeting opened at 7:01 PM.

Prior Minutes: Minutes from May Planning Board Meeting were approved.

Discussion regarding lack of quorum (five members needed). Jim made the motion to move forward in spite of attendance. Chia stated that Mark Nickerson has viewed submitted applications, with the exception of application #59, and has discussed how he would vote with her. It was agreed by the members to move forward with the meeting and if a problem should arise, such as someone objects, then the applications addressed this evening would need to be revisited.

Applications were reviewed (as above).

The draft of the proposed Construction Application and Permit was reviewed. The change on the form, as explained by Charlie, is that the section for the Unity Utilities District (UUD) has been moved up further on the page to appear before the section for Planning Board Action. The reason for this is that oftentimes applicants do not realize that they have to contact the UUD as part of their application and permit process, and the UUD is simply included so as not to be missed. Charlie also explained, in his opinion, the problem with including the UUD on this application is that the applicant could erroneously believe that the UUD is part of the Unity municipality, and not a separate entity (which it is). What was decided by the members on how best present all needed information to the applicant would be to leave the application and permit form as it is other than to include the UUD information and telephone number not only on the application form, but also in a cover letter. Chia will contact Kevin Spiegel, Chair of the UUD, to discuss the decision made this evening.

Chia attended the training session in Augusta regarding Shoreland Zoning changes. She has a printout of the PowerPoint presentation and will distribute that by e-mail to Board members. She explained what she took away from the session, and in the ensuing discussion it was learned that adoption of this is not mandatory, and the only difference has to do with expansion. Charlie explained that his objection with the change is that it allows for expansion closer to the water, which could result in a higher chance of pollution and erosion. The Town of Burnham has adopted the changes and Chia suggests that we should give consideration to adopting as well. Members have a copy of Unity's Shoreland Zoning Ordinance and what we need to do is compare that Ordinance with the proposed changes as addressed in the PowerPoint distribution.

The next Planning Board meeting will occur on Wednesday, 07/22/15, which will be the 4th Wednesday of the month of July.

Seeing no further business to attend to, Jim made the motion to adjourn, motion seconded and all in favor.

Meeting adjourned at 7:48 PM.

Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public