

**TOWN OF UNITY, MAINE
PLANNING BOARD MINUTES**

DATE/TIME: Wednesday, September 23, 2015

LOCATION: Unity Town Office

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

COMMITTEE CHAIR/ACTING CHAIR: Chia Murdock

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
#65, 09/11/2015 Lot Permit Application	Rick A Olivier Present: None	Tax Map #6, Lot #37B	N/A	No	Must apply for subdivision permit.
#63, 09/01/015 Construction App & Permit	Randal & Juanita Reynolds Present: None	Firehouse Lane	Single family residence, new construction	Yes	N/A
#72, 09/03/2015 Construction App & Permit	Tom & Linda Hunter Present: None	453 Quaker Hill Road	28' x 32' garage	Yes	N/A
09/23/2015 Lot Permit Application	Dean Pagliaroli & Linda Frazee Present: Dean Pagliaroli & Linda Frazee	Tax Map #002, Lot #025-1	N/A	No	There is a question regarding validity of deed (present deed transfer incomplete). Once completed, applicant will return to Planning Board.

Meeting opened at 7:00 PM.

Motion made to approve prior Minutes. Moved and seconded. All in favor.

Dan LaForge from Unity College presented for an exploratory meeting with the Board regarding expansion at the College. The student body this fall semester is the largest yet, and the College predicts will continue to grow. The College finds that most of the students, even the older students, prefer to live on campus and, as a result, the College seeks to construct another residence hall. Dan explained the importance of maintaining open space at the College and he is working with architects on design. What is currently being considered is a three-story building, the bottom floor for mixed use (conference room/classrooms/offices), and the top two floors as traditional residence halls.

The Town of Unity has an ordinance that restricts new construction to no higher than 34 feet. This Ordinance is due to fire safety in that Unity does not have the ability, as far as an aerial, to fight such a fire (the current aerial is quite old and perhaps unreliable). The architect is looking at an improved sprinkler system, high-capacity water storage tanks in the event of power failure, a stairwell at either end of the building designed to serve as an area of refuge, and a two-hour concrete fire barrier to be installed between the first and second floors. Dan wants to know if extra precautions are taken in the design of the building, if the Planning Board would consider granting a variance.

Chia suggested that Dan research a model from Husson University or Readfield where they have their own academic zone with ordinances that are different from the other zones. Dan was also encouraged to attend a Land Use Ordinance meeting to find out if plans are in the making to change the 34 foot height restriction.

It was suggested that upon approval of the Fire Marshall, the Ordinance can be waived and, if the architect has some model language in this direction, in how a variance might be provided, the Planning Board might be inclined to agree. A number of ideas were discussed to include construction of a flat roof, basement area underground, etc. At this time, Dan will continue to work with the architect.

Meeting closed at 7:51 PM.

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