

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

DATE/TIME: May 25, 2016, 7:00 PM

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: John Piotti, Donald Newell, Mark Nickerson, Sherry Powell-Wilson, Jim Porter, Jean Bourg

COMMITTEE CHAIR/ACTING CHAIR: Jim Porter

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT: Penny Picard Sampson, Tony Avila

Application #/Date/Type	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
#98 05/03/2016 Construction App & Permit	Robert Ferreira Present: Robert Ferreira	341 Bangor Road Map 14, Lot 10-2	Addition to truck garage, 20x60x18	Yes	None
#__ No date Construction App & Permit	Chris Hopkins Present: Doug Frati	96 Kanokolus Road\Map 41, Lot 35-2	Screen room w/roof, 170'	Yes	Application needs to be completed by the applicant (signed/dated) and fee paid.
#94 04/21/2016 Construction Application & Permit	Dan Beaulieu Present:	Prairie Road, Map 11, Lot 17	Storage/Bunk house 12x28x16	Yes	- Deck has to be secured to the ground so in the event of flooding it cannot float away. - That an elevation certificate be obtained for where the structure is.

Meeting opened at 19:00.

Motion to accept the Planning Board Minutes of 04/27/2016 as read. Moved and seconded. All in favor. Motion carries.

Application #98 – Don Newell moved to accept the application. John Piotti seconded. Concern was voiced that the structure is within 50' feet of abutting farmland. John explained that the regulation in the current Land Use Ordinance pertains to principal structures as defined in the Ordinance, and does not apply here. Motion was made to approve the application, seconded by John. All in favor. Motion carries.

Application #94 – Charlie explained that, going by the map the Town uses, the structure is in the Resource Protection zone. The applicant has supplied a letter from the State (Colin Clark) explaining that the camp on the property is not located within the Resource Protection zone, but that the Resource Protection zone designation is in the area in which the land is accessed but not the upland portion in which the camp structure is located. John explained that the map used by the Town is at least 20 years old and where we have written authorization from the State that we have ‘something to hang our hat on.’ Don moved to accept the application. Jim added to accept with conditions as stated above. Motion seconded. All in favor. Motion to accept application carries.

John pointed out that we only received notification this afternoon that there would be a meeting, which was followed by two applications being distributed to the members. He explained how the Board really needs to be able to see the materials beforehand, by at least three days, in order to do any needed research. In the past, the Board would try to accommodate late applications provided they were simple and straightforward. Don stated that without appropriate notice of applications, there might not be a quorum to conduct business. Charlie stated that we need to enforce the cutoff date for applications. If there is a meeting, the agenda will be published on the town website and sent out in the weekly e-mail on Sunday.

Meeting adjourned at 19:30.

Respectfully submitted,

Sherry E. Powell-Wilson, Notary Public

Minutes Approved: 06/22/2016