

**LAND USE REVIEW COMMITTEE MINUTES
TOWN OF UNITY
WEDNESDAY, AUGUST 14, 2013
LOCATION: MASONIC LODGE, UNITY, MAINE**

MEMBERS PRESENT: Jim Kenney, Mike Murch, Randy Reynolds, Tony Avilla, Mark Nickerson, Barry McCormick, Charlie Porter

OBSERVERS: None.

MODERATOR: Jim Kenney

Reporter: Sherry Powell-Wilson

18:32:12 Shall we get going? You have the Minutes. Are there any comments? Do I hear a motion?

18:32:28 Barry McCormick: I motion to accept them as written.

18:32:31 Jim Kenney: Any discussion? They're approved. We were struggling over where the line should be. I don't think we reached a conclusion as a team where that line should be, did we?

18:38:25 Randy Reynolds: We had a lot of different things to think about.

18:38:30 Jim Kenney: Okay, do you want to go back and beat up the line or do you have some stuff to discuss?

18:38:47 Randy Reynolds: We have three districts, rural, downtown, and village. Go to page 24, 4A, this is what I found on retail activity in the downtown district. It doesn't say much. Go to page 23, 1C, it's about the village district, off-street parking, it doesn't say much there about restrictions.

18:39:51 Barry McCormick: We jumped ahead to page 24, we weren't up that far.

18:40:00 Randy Reynolds: I'm just bringing up stuff I want you to look at. Now, look at page 15, 3A, village district. This just says where it is.

18:40:49 Barry McCormick: This doesn't even say School Street at all.

18:41:00 Randy Reynolds: It does in another spot. There is a spot in there that says it's Main Street to the school and everything in the village district is in another location.

18:41:20 Mark Nickerson: School Street is not in the village district.

18:41:28 Randy Reynolds: Part of it is.

18:41:30 Barry McCormick: But you're talking about how they define retail growth is down School Street and the village district.

18:41:39 Randy Reynolds: I'm getting to what is in the village district. What's in the village district that we can leave intact, and leave the restrictions out it. Take the downtown district right away and put that all under rural.

18:42:05 Barry McCormick: Thank you. That's exactly what we talked about last week.

18:42:12 Jim Kenney: Let us come back to what you're saying on 3A. Three-A has got Depot Street from Main Street, do we have to identify what that's going to be? The fire station is gone. Bagley is dead. Main Street to Sandy Stream, that's fine. Murdock Lane is gone, that's had more names on it, that's Nason Brook Lane now. Milmac also needs to change to Marina. The village district, are you satisfied through and through everyone that is the village district?

18:43:02 Randy Reynolds: I'm saying that's the village district. That's the one that has the most restrictions, and if you go from there into the downtown district, there is almost nothing for restrictions. Once you cross that blue line, there are very little restrictions. It's not located where you should have restrictions, it's out of town a ways. You're going up towards the cemetery, going up to the railroad track and the stream all the way down around. Then you come back up through [demonstrating on map]. Why even have the red line if you're not going to put restrictions.

18:43:51 Jim Kenney: And your concern last week if we didn't have the red line that we might be getting more restrictions out there.

18:43:58 Randy Reynolds: There are no restrictions now.

18:43:60 Jim Kenney: Because we were talking about taking away the blue line.

18:44:05 Barry McCormick: My suggestion last week but I like Randy's much better, continue the village district down this road either all the way or part way and get rid of this, because if you think in your mind you go down Depot Street...

18:44:45 Randy Reynolds: What it does it takes in all of the railroad and then it comes back down around the stream, and you come back up this line like it was originally. Stay away from the cemeteries.

18:44:57 Randy Reynolds: We'd have two districts then. We'd have the village district and rural. No more retail business district, no growth district.

18:47:08 Barry McCormick: I think that simplifies everything.

18:47:10 Jim Kenney: And we're stuck with, of course, the aquifer, that's not our choice.

18:47:17 Charlie Porter: Why not take it all the way down to the bridge?

18:47:43 Barry McCormick: More restrictions.

18:47:48 Mark Nickerson: I like to just throw out something for discussion, when you drive through town these days, we have this village district thing, we have restrictions on roof lines and windows and so forth, and you start looking at the homes that are left down in the village district, there's a little bit of everything.

18:48:21 Barry McCormick: That's what Jim was pointing out. He said either it has burned or has been demolished or replaced. There are only a handful of buildings down there that are original.

18:48:34 Mark Nickerson: So when you are building, these restrictions, there are other homes, there's everything there.

18:48:38 Barry McCormick: Like they said, the one that I just bought, I couldn't build that today.

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18:48:42 Jim Kenney: Here's where I'm at, I agree with you fully. The word used is character of the town and if we leave that phrase in there, we need to define the character. I was on a soapbox last week dealing with that because there is nothing in the town that defines the character. At best, three or four houses along Main Street.

18:50:26 Mark Nickerson: So what's the character of the town, we've got a mixture? Do we have to define the character of the town now?

18:50:32 Jim Kenney: Either we take the word out, take that requirement out or provide something such as it's not up to a personal interpretation, which is our goal. I don't know how to define the character of the Town of Unity. You can pick one house and say gosh it would be nice to look like this but what is that house?

18:51:27 Barry McCormick: You might be able to find 10 houses in town that would fit that or a few more.

18:51:36 Randy Reynolds: Next point, we define this as the village district, we also define need to redefine what that means in here. That was my next step, because this was drawn up 1992, this is 2013 and a lot of stuff has changed since then. It's not going to be simple to do to bring it up to speed.

18:53:13 Barry McCormick: I personally would rather spend time doing that than worried about all of this other district zoning and all of that. I think our time would be better spent trying to corral what we feel needs to go in that red area.

18:53:30 Jim Kenney: I think this is saleable to the citizens, do you?

18:53:28 Randy Reynolds: If we redefine it, it will be.

18:53:42 Jim Kenney: We've simplified the line, it is clear and measurable in terms of what is the village district, and it actually makes sense.

18:53:51 Mark Nickerson: And retail growth can go outside that red line anywhere?

18:54:01 Randy Reynolds: There's no such thing. In the rural district you can do anything basically in that area.

18:54:07 Mark Nickerson: But can you do anything in the blue?

18:54:07 Barry McCormick: As long as you follow the guidelines, the roof pitch and stuff like that, today.

18:54:15 Jim Kenney: The answer is, yes, we'll define what can go in the village district for retail. We'll define retail.

18:54:25 Randy Reynolds: Do we need to?

18:54:27 Jim Kenney: We have to visit that.

18:54:32 Randy Reynolds: On a separate occasion. We're making strides here and if we don't get tied down in the details at this point.

18:54:42 Jim Kenney: How say you other folks, including you [referring to Sherry], about that red line.

18:54:45 Sherry Powell-Wilson: I'm following you. It's reasonable.

18:54:47 Mike Murch: Now, that's right after Family Dollar, where their lot line is right?

18:55:03 Randy Reynolds: Yes, you can have 10 people for it, and 10 people against. They could say, well, your land is in there, why didn't you put it down beyond there or bring it back, I don't want mine in it. You can get into that scenario too.

18:55:20 Mark Nickerson: How many homes are beyond the Family Dollar that have any character to Unity Village? One maybe, two at the most.

18:55:25 Mike Murch: I was just trying to figure how many houses there are that will be added into this area if you do move the line from what it is currently.

18:55:34 Randy Reynolds: If you're going down, it would be on the left side and not the right side.

18:55:45 Jim Kenney: If I was to count, and I'm doing it from the top of my head, original homes that were there in 1995 would be your home, Sandra Clark's, I mean down beyond...

18:55:56 Charlie Porter: I'm trying to get those lines in my head. Where's the railroad? Now you've crossed that railroad before you get to the intersection.

18:56:44 Randy Reynolds: No, it goes across Depot Street and then crosses down. Depot Store is right here.

18:56:47 Charlie Porter: Why isn't that in that red line?

18:56:48 Randy Reynolds: Not in the village district. Why restrict it?

18:56:57 Mark Nickerson: It wasn't in there before either.

18:57:10 Barry McCormick: Basically, the only thing you did was squared it off on School Street. I've got to be careful here, if I might, at some point, I've got to be careful because I'm going to have an interest in this piece right here. Regardless of that, I question whether this line ought to come back here further because let's say Franklin Dalzell's property, which is this field right here, someday somebody buys that and wants to do something with it, they have the opportunity houses out in there, but there is also opportunity to put businesses out there.

18:58:21 Jim Kenney: We can state that. We have not excluded business from the village. We have not.

18:58:32 Barry McCormick: But again, we're back into putting a lot of restrictions on that business.

18:58:38 Jim Kenney: We haven't got to work that yet. We've agreed we're going to address the details of that.

18:59:02 Charlie Porter: All commercial businesses don't have to meet these guidelines in the village district. I'm saying that's going forward.

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18:59:25 Jim Kenney: We cannot go back. Show me the button that turns back time. We will define I believe what can be done in there. I don't agree with bending the line because of the bean field. That's what it was when I was growing up.

19:00:09 Barry McCormick: When I talk about the village district, to me, it's anything along those roads within that red line. Something visible from the road.

19:00:22 Randy Reynolds: It if were not visible from the road then you wouldn't care.

19:00:26 Barry McCormick: Look where the lines are.

19:00:30 Jim Kenney: You mean the red line? [Yes.]

19:00:33 Barry McCormick: Let's say you couldn't see Franklin's field, it's out behind a bunch of trees and stuff, why would that be considered village district? To me, village district is like we said, within 300 feet of this road on both sides.

19:00:52 Mark Nickerson: Should we put it in there, anything in the village district is any property that abuts that line within 300 feet of any road that we consider is in the village district, so it's visible from the road. Again, this is just conversation.

19:01:11 Randy Reynolds: I think we're going to have to be careful. As it is now, I haven't changed it much.

19:01:23 Jim Kenney: [Took a poll on everyone's feelings regarding this change.]

19:01:59 Charlie Porter: I'm all for lifting these restrictions putting the binders on everybody.

19:02:15 Jim Kenney: I think it's something we can work with and make the right definition and make a sale to the citizens.

19:02:27 Randy Reynolds: This is going to change our whole outlook with how we go forward.

19:02:29 Charlie Porter: I'm going to throw in a monkey wrench. They're coming up with new Comprehensive plan. Suppose they sneak this right in there, the way it was, what do we do now?

19:02:45 Jim Kenney: We address it with the citizens. You were the one that said the Comprehensive Plan is the dream, and this is the meat and flesh of getting it incorporated.

19:03:02 Charlie Porter: But you're supposed to pull your meat and flesh from the Comprehensive Plan.

19:03:14 Barry McCormick: Once they get up to speed with what they've got to do, if we get communicating with them and let them know where we are. 19:03:32 Tony Avilla: Are we going to upon up the rural district to all business or are we going to try and contain all the businesses in that red line?

19:03:43 Randy Reynolds: No, there's no more retail district.

19:03:46 Tony Avilla: So if somebody wants to come in...

19:03:46 Charlie Porter: If they want to put a 7-11 right next to your house, go for it.

19:03:46 Barry McCormick: But realistically, they could before.

19:03:58 Jim Kenney: Subject to a lot of reading and interpretation.

19:04:06 Mike Murch: When you address the guidelines, when you get to that point, we can change it.

19:04:09 Barry McCormick: Absolutely, we can make it so maybe they don't want to put it out by you. I'm just saying, that's the time to make those recommendations.

19:04:17 Randy Reynolds: We've got to look at it in depth. We've narrowed it down from three difference things to deal with, down to two. We've got one little district in the center of Unity, and the rest is rural. We've got to define rural very clearly and then we've got to define the village district, which we can do. We don't have any more downtown district to worry about.

19:06:03 Jim Kenney: Now I believe we can start with one of your list when we define retail and business. What do we say is reasonable going in those red lines? Inside the village.

19:06:22 Randy Reynolds: Do we want to tackle that first or the rural?

19:06:35 Barry McCormick: I think we've got to go back, now that we've identified this, let's go back and continue working through the book.

19:06:48 Jim Kenney: I think, Barry, the words we've been fencing with were without the clarity of what this is going to do for us. I believe that if we tackle this flow, building from here, rural district, a lot of these words are going to get better.

19:07:50 Charlie Porter: Not to change the subject but we're losing our fire chief. He's retiring and moving to Oakland.

19:08:06 Jim Kenney: He's been a good fire chief and under his leadership he has brought forth change.

19:08:17 Charlie Porter: 13 years as chief, 38 years in the fire department.

19:08:22 Randy Reynolds: Charlie, you were going to get me the State specs on what to do with junkyards. Another thing, I would like to have the latest timber harvesting practices.

19:11:09 Charlie Porter: That's all been turned over to the State.

19:11:13 Randy Reynolds: I can take it out.

19:11:16 Charlie Porter: We signed over rights to enforce and do all the work to the State. That was the last town meeting, best thing we ever did. Let them run do the running around.

19:11:38 Charlie Porter: We need the Ordinance. The way it is now, the State gives the town permission to enforce these ordinances. The selectmen don't have to enforce it if they don't want to but if it's in this Ordinance, the Code Enforcement Officer can enforce it.

19:13:39 Randy Reynolds: Food for thought, when we get into the village district, we want to have something where anything is connected to the town sewer, you can go down to a 10,000 square foot lot.

19:13:55 Charlie Porter: We have that.

19:13:55 Randy Reynolds: We have to have it in the new one. Right now, what we've been talking about is a 2-acre minimum. That's in the rural. When we get into this village district, you're not going to be able to get 2 acres out of a town lot.

19:14:17 Charlie Porter: That is legal by statute.

19:14:25 Mark Nickerson: Where does the sewer go to when it comes up School Street?

19:14:42 Randy Reynolds: It comes up School Street, down to the College Road, these are manholes, see those little circles, comes up Main Street, all the way down to the bridge on 139, comes up Main Street up to the railroad tracks, comes all the way up Depot Street, and I got it here within one manhole, and it goes up Vickery Lane, and the small street that goes across 139, Wood Lane.

19:15:18 Barry McCormick: I'm the last one on the sewer.

19:15:49 Jim Kenney: Did the sewer go under 220?

19:15:56 Randy Reynolds: No.

19:16:00 Jim Kenney: Did it go under the railroad? Just under 202. The people can make it to the sewer along the Bangor Road but they have to have pumping capabilities just like Randy and the firehouse needed pumping capability. Is Newell Court on [yes] because we keep breaking the manhole station with the plow each year, and Wesley is on that? [Yes.]

19:16:37 Randy Reynolds: Even though part of that sewer system is in the rural district, if its connected to town sewer, those lots will go from two acres down there to 10,000 square feet.

19:17:03 Tony Avilla: So these right here, these are all things that we're thinking we should have and not have when it comes to junkyards, grave yards and other sites like me, and other businesses that might come into town? What justifies when I should be forced to send vehicle...

19:17:40 Randy Reynolds: That whole thing will change when he gives me the State...it will be changed. That's just a starting point.

19:17:59 Tony Avilla: The other one I have an issue with, because I'm in the recycling business, I can speak for everyone else in the area but I really don't think the town should have stricture laws than what the State has. As we know, we live in a beautiful green town where everybody wants to hug a tree.

19:18:44 Charlie Porter: I think we should just adopt the State junkyard ordinance and nuisance law verbatim.

19:18:53 Tony Avilla: The way I look at it, poor Barry has to jump through hoops to put a Dunkin Donuts in, what do you think they'll do to me with a junkyard ordinance? I'm state certified every year. When I bring the paperwork to the Town Office, are they going to make me jump through hoops?

19:19:23 Charlie Porter: They could do like some of the other towns and hold a public hearing, like Troy has 11 junkyards, in December they have a public hearing and the public is invited to come in and speak their piece.

19:19:49 Tony Avilla: I know some towns they have to run the ad through the newspaper. Who pays for that? Is that going to come out of my pocketbook?

19:19:57 Charlie Porter: I don't know but they don't do it up in Troy.

19:20:03 Jim Kenney: You have a junkyard, and you meet the requirements as far as you know? I don't believe, and Charlie correct me if I'm wrong, if you are in compliance with all the requirements now, if we were to write something different going forward, you're grandfathered. Let's just say that you want to put a junkyard on another location down somewhere in the rural district you might need to comply with anything new. Is anyone going to debate me on that?

19:20:47 Charlie Porter: With the State junkyard law, there wouldn't be anything new because you're already doing it.

19:20:55 Jim Kenney: Randy is saying he's going to recommend we adopt it.

19:21:02 Randy Reynolds: That and the nuisance law.

19:21:05 Barry McCormick: Why would he be held any different, if he complies with the State, I can't imagine why the Town would want anything more than what the State wants?

19:22:17 Jim Kenney: This is not yet adopted by this Committee. This is laid in front of us as gleaned from several towns. We haven't adopted this, we haven't recommended.

19:22:34 Randy Reynolds: What will happen is, every week we talk about the rural district and the village district. I will update these as we go along. As soon as Charlie can get me the laws regarding junkyards, these will be updated.

19:23:45 Mark Nickerson: This ratio of lot length to lot width.

19:23:45 Randy Reynolds: The reason for that is you have to have a ratio of lot width to length because if you don't you can wind up with a five-foot wide piece 1,000 deep.

19:24:09 Mark Nickerson: What if you have a lot of land, and you've got a 200 foot wide lot, like the lot right beside my house, 200 feet x 1300 feet deep.

19:24:24 Randy Reynolds: Right, but any new lots that are cut out, you want to keep it down because part of the problem is, you get two acres, say it's long and narrow. You do all your modifications on the property, you put your house, your well and all that stuff. You don't touch the back and there is no way to get back there. That land is useless. You still pay taxes on it. You'll find anywhere from 3:1 to 5:1 to 6:1. I just picked 3:1 as a starting point. I think right now in the Town of Unity it's 5:1.

19:25:12 Mark Nickerson: So this doesn't pertain to large tracts of land?

19:25:19 Randy Reynolds: It's new lots being created.

Let me read down through, I just want to point out some things. Minimum lot size in the rural district shall be two acres. This is because you don't want to get down to 1-1/2 acres or something. With two acres, you can put a house in, a decent leech field. Two acres minimum works out good for most towns. You need a 50-foot deeded right-of-way. A copy of the recorded deed showing the lot size and the right-of-way widths shall be required before a build permit may be issued. That makes it so someone can't pull a quick one on you. They have to show you a copy of the deed, right-of-way, and the lot size.

19:28:37 Charlie Porter: Most towns say for back lots you have to have a 50-foot right-of-way, and that's CMP.

19:28:44 Randy Reynolds: They won't put power in without at least a 50-foot right-of-way.

19:28:59 Randy Reynolds: A lot permit shall be obtained from the Town Office before the creation of on any new lot. No fee shall be charged.

19:29:02 Charlie Porter; I disagree with it.

19:29:09 Jim Kenney: Explain why.

19:29:11 Charlie Porter: There's work to be done. It should be paid for. Ten bucks.

19:29:20 Barry McCormick: What do you have to do?

19:29:20 Charlie Porter: Well, it depends on where it is and what it is. Sometimes I've got to go out and look at it. Then we have the paperwork to fill out.

19:29:38 Tony Avilla: You're getting \$1,200 to \$4,000 dollar in taxes off of the property. We're going to quibble over \$10.00?

19:29:45 Charlie Porter: You're creating work here.

19:30:06 Randy Reynolds: How much would you charge for a building permit?

19:30:15 Charlie Porter: Fifty dollars.

19:30:20 Jim Kenney: It's \$15 with a penalty of \$100.

19:30:26 Randy Reynolds: Sue told me the other day it was \$10.

19:30:28 Charlie Porter: Most towns charge \$50. Charlie Porter: Who pays me? The Town as a whole or the individual? That's basically what it boils down to.

19:30:45 Mark Nickerson: Here's an easy resolution. Let's not have a permit.

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19:30:51 Jim Kenney: We need the...you didn't get my missive of last week where I boiled it down to just one page, the entire ordinance, and the last paragraph was come in to the Town Office and file so we can put you on the tax rolls. That's what it's all about.

19:31:20 Randy Reynolds: The Town wants these lot permits made out because then they know there's a lot being cut out and they can start charging taxes on it.

19:31:34 Charlie Porter: Yeah, but the minute they get a building permit that does the same thing.

19:31:43 Jim Kenney: You can get a lot, and never build on it.

19:31:51 Charlie Porter: The guy that sold it to you is going to say, hey, I'm getting charged for this guy's lot over here.

19:31:06 Mark Nickerson: Is a lot taxed more than regular land?

19:32:12 Jim Kenney: Yes. Once you've declared a house lot, that is taxed at an entirely different rate than woodland, fields, and wetlands, just by saying house lot. That is within the codes of assessing.

19:33:23 Mike Murch: I don't think there should be a fee.

19:33:39 Barry McCormick: Charlie's reasoning is the Town is paying him through the taxes just to make sure these people comply with what we're asking, more so than that guy is paying you so he can have a permit. The reasoning is they're getting paid by the taxpayers to make sure that everybody is following the rules.

19:34:01 Charlie Porter: The Town of Thorndike just upped theirs to \$25.

19:34:10 Jim Kenney: I don't think we need to do that.
Wasn't that in my words, thank you for investing in this town.

19:34:29 Barry McCormick: So everybody is recommending no fees for a lot permit ?

19:34:36 Jim Kenney: This is a lot permit. I would say no.

19:34:45 Randy Reynolds: Did we say no fee?

19:35:14 Jim Kenney: The vote was no.

19:35:36 Randy Reynolds: If the new lots, you've got a road here and a road here) if you border those, and you bring a road out on the lesser traveled road, they want you to do it here so you come out to a stop sign to go out on the main road. You have to come out on a lesser traveled to get to a main road traveled more.

19:36:18 Jim Kenney: Where did this come from?

19:3:22 Charlie Porter: Especially down along the coast.

19:36:27 Randy Reynolds: It's a safety issue.

19:36:29 Jim Kenney: But we're in Unity.

19:36:31 Barry McCormick: I would much rather have somebody pulling out on 139. I think it could save some lives.

19:36:41 Mike Murch: If it's reasonable and preferred and can be done that way it should be.

19:36:51 Mark Nickerson: The one thing I'd be against is if the lesser travelled road is a gravel road, you build a nice home and the other road is a paved road, you've got to go over a gravel road to get to your home.

19:37:14 Tony Avilla: If it's not on hill or in a blind spot, and somebody wants to build a house, they have a small budget and now they have to put in a wide road to get to a road a little further down. I think it's putting the screws to somebody.

19:37:44 Charlie Porter: I can see it both ways.

19:37:52 Jim Kenney: If I was to make a choice my house and I'm talking about myself, my house would face 139, my garage would be aligned with the front of the house so I wouldn't be driving to the side or the back, I believe if I were building a house, I would choose to build on 139.

19:39:28 Randy Reynolds: One of the things that comes into play on this in a lot of different towns, you're driving down the road and you see a side street coming in, you start looking for traffic and you're not looking at the road, people coming off from one side to the other. DOT will tell you directly, if you have a lot that borders on the main road, and you have a gravel road beside it, you've got to take it, you can't have a driveway on 139.

19:40:22 Jim Kenney: Do we want to make a reference to that here? The reason I'm saying that is there's nothing that trumps the state.

19:40:43 Mike Murch: For state roads but you may end up with an instance whereas town roads that the same kind of thing could happen, it would be the town's responsibility. The Town doesn't issue permits for State road driveways. You have to petition the State to do that. As you just stated, they will make you use an alternate driveway if it's there.

19:41:08 Jim Kenney: I know we can't trump the State but if my driveway has to come out onto Bacon I'd probably make a decision as to how to align my house. Instead of trying to get it through the Appeals Board in Unity and you're going to lose anyway not because of the Appeals Board but the State trumps.

19:41:46 Randy Reynolds: Let's put it another way. Where I've got shall put should. That's where I said there's a big difference between shall and should. It throws it right out the window.

19:42:12 Charlie Porter: Change the word.

19:42:18 Barry McCormick: It's either tell them they have to or don't put it in at all.

19:42:27 Mark Nickerson: But, if you've got DOT on the main roads, it's going to tell you that you can't do it anyway.

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19:42:35 Barry McCormick: You've got to remember, if it's not on a State road, it's not as critical. The threat of injury is diminished quite a bit.

19:43:10 Jim Kenney: What I'm thinking, we're also trying to assist the new applicant. If you have a lot that borders a State road, you're going to need the approval of the State to put a driveway there.

19:43:31 Barry McCormick: Why put it in there?

19:43:35 Mike Murch: Because I lot of people don't know.

19:43:35 Jim Kenney: It puts them on notice. I think we would do a service by just putting in if you have a lot adjacent to a State road, the State has to issue you a permit to build a driveway connecting it. It's right up front.

19:45:03 Barry McCormick: I think Jim's right, it could really mess up your house lot.

19:45:03 Mike Murch: How does the town do it now? Do you give a separate permit for the driveway or is it combined with your building permit, lot permit. So then that should also be in here somewhere, it's required, a driveway permit is also required along with the building and lot. It needs to be separate and if there are any restrictions from the town, it needs to be listed with it.

19:45:46 Jim Kenney: Let's capture that. That's a good point.

19:46:25 Randy Reynolds: The next one. Driveway entrance to the new lot shall be as close to a 90-degree angle as possible from the main road. That means that if you've got the road going like this, you want your lot line coming in like this.

19:46:36 Jim Kenney: You don't want another Short Road.

19:46:39 Randy Reynolds: What you want here is to be able to look out the right window and the left window.

19:46:52 Jim Kenney: That's why we rebuilt Short Road.

19:47:00 Mike Murch: I got a question. When it comes to building driveways, is there anything in the ordinance as far as relating site distance, trees and bushes back away from...

19:47:11 Jim Kenney: That's coming. Are we all set on that? Yes.

19:47:28 Randy Reynolds: Ratio of lot length to lot width not to be greater than 3:1, the reason that being is you've got a lot that's 100 x 100, you want to be able to squeeze it down to 10 feet x 1,000 feet because the back land will be utilized, so you want to keep it as near to, one acres is 208 x 208, if you keep that rectangular, your lot size is going to be more usable. You can go 4:1, 5:1, you can pick any number. I think 3:1 but the Town right now has 5-1.

19:48:12 Barry McCormick: My understanding of that is that it can't be any more than three times deeper than it is wide.

19:48:33 Randy Reynolds: It keeps it so you don't wind up with a little skinny lot. The major reason for this is all towns like it because if you have a piece of land, you utilize the front lot, say you've got a little wet land in here or something that prevents you from getting to the back, it's totally useless land yet you've got to pay taxes on it.

19:49:10 Barry McCormick: Just to be the devil's advocate, what happens to the piece back there?

19:49:10 Randy Reynolds: You can sell it to somebody else to give them a right of way.

19:50:23 Mark Nickerson: But if we already have 5:1 why can't we just keep it at that?

19:50:29 Randy Reynolds: You can. This is just a guideline.

19:50:36 Jim Kenney: We have a proposal. Do we hear a counter proposal? It is here as 3:1 with an explanation, we can bring it up to 5:1. Let's have your thoughts.

19:51:09 Mark Nickerson: My suggestion is to leave it where it is.

19:51:21 Tony Avilla: I would like to hear what the State has to say.

19:51:32 Randy Reynolds: The State just says two acres.

19:51:35 Charlie Porter: Spaghetti lots are prohibited.

19:51:47 Randy Reynolds: Are they up to two acres now? They used to be one acre. Minimum lot size.

19:52:09 Charlie Porter: The only reason they have the 1000, their thinking is you can put two septic systems on a half acre.

19:52:45 Barry McCormick: I know a lot that's 91 acres that's got maybe 70 feet of frontage on the road, so just hypothetically if this changes, that lot I can't buy it. Correct?

19:53:19 Randy Reynolds: If it's a lot of record you can buy it. You can't divide it. If it's a lot of record and you buy it, you can build on it but if it's new, meaning a new lot, than you shouldn't be able...
You can't cut out a lot that is 10 times longer than it is wider no matter what you do.

19:57:09 Charlie Porter: We ought to define back lots. I can bring you something from Troy that defines a back lot.

19:57:23 Jim Kenney: Do that. Let's come around. Where were we at, 5:1?

19:57:38 Mike Murch: Quick question, we're talking minimum lots of 2 acres right? At 5:1, what would the footage be equivalent wise as far as the shape of the lot?

19:57:52 Randy Reynolds: Let's say one acre is 208 x 208, at five times deeper, you've got 1000 feet, 86,000.

19:58:00 Jim Kenney: If you had a 2-acre lot, and I'm just doing rough math, it's 200 x 200 x you'd have to divide that by 2 so I'd have a 100-foot lot, add 200 on top of the 200 and add another 400 on top of that so you'd have a 4:1 ratio. You have 200 x 200.

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19:59:27 Randy Reynolds: That's one acre.

19:59:27 Jim Kenney: We can buy a 2-acre lot. If I divide that by 100 by 2, and I stack here and I stack two more, it's the same width to the back, 200, 200, that would be 100 x 800 feet.

20:01:19 Randy Reynolds: 208 x 208 is an acre.

20:01:47 Jim Kenney: If I have 100-foot frontage and I still have an acre, I am now 400 feet deep, right?

And then I have another 400 so I've got 100 x 800.

20:01:56 Mark Nickerson: That's 2 acres.

20:02:19 Mike Murch: The only reason why I said that, and there's a point to this, do we have anything that states for minimum road frontage on a town road?

20:02:19 Randy Reynolds: Not in Unity.

20:02:19 Mike Murch: Because most towns have up to a 200-foot right-of-way. Just as a comparison, most towns that require the 200-foot right-of-way of road frontage for that 2 acres in the back lot at 100 feet, we're looking at 800 feet long. That's no ways near what a 200-foot road frontage would be.

20:02:48 Randy Reynolds: Like Charlie said, we.

20:03:02 Mike Murch: And do we need to set a minimum road frontage or anything.

29:03:10 Randy Reynolds: No, the reason being is if you've got 200 feet of frontage, you can have little lots along the front of the road. If you've got a right-of-way to go to back land, you may not even see those lots. Don't cut up your road frontage, that's the best scenery you've got.

20:03:35 Mike Murch: If anybody is smart and they're looking at their back lots, leave room for the right-of-way and sell it all up.

20:03:44 Randy Reynolds: Most young people these days don't think about this stuff.

20:03:54 Charlie Porter: Another thing. I suggest that you get away from calling things acres, go by the square footage in anything you do. How many people can tell you how many feet there are in an acre?

Meeting adjourned.

Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Approved: 08/21/2013