

**LAND USE REVIEW COMMITTEE MINUTES  
TOWN OF UNITY  
WEDNESDAY, OCTOBER 2, 2013  
LOCATION: MASONIC LODGE, UNITY, MAINE**

**MEMBERS PRESENT:** Randy Reynolds, Mike Murch, Ken Murch, Chris Rossignol, Charlie Porter, Jim Kenney, John McIntire, Barry McCormick, Mark Nickerson

**OBSERVERS:** None.

**GUEST SPEAKERS:** Bob White, Bangor Neon

**MODERATOR:** Jim Kenney

**REPORTER:** Sherry Powell-Wilson

18:31:30 Jim Kenney: Bob, we're going to start with you but we're just going to tidy up some business first. You saw the Minutes. Any comments? No, do I hear a motion?

18:32:56 Mike Murch: Accept as written.

18:33:02 Jim Kenney: [Seconded] Any discussion? Approved.

18:33:09 Barry McCormick: You've met Bob. I've asked him down to go over part of the discussion about signs in the Town of Unity. He's got all kinds of experience. I've worked with him for a long time. He's got a lot of knowledge and I thought he could listen in on what we're to do and maybe make some suggestions about what other towns have done. I told him we're trying to keep this thing as short as we can, and as clear as we can, to have it when somebody comes in and wants to do something in town for business, that they know exactly what to go to and when to they get to the sign part of it, it will tell them exactly what they need without having to refer here, here, and everywhere.

18:34:00 Jim Kenney: Bob, how would you like to do this?

18:34:04 Bob White: Well, basically, what I did is I just typed up a sheet that kind of addresses the main issues of a sign ordinance, and I thought I'd make notations as to what everybody's input was and then I brought an example of what you've stated before, a local ordinance in Holden, that dealt with...it's a town about same size as Unity, and how they dealt with it and it was amended on April 22, 2013, so it's pretty much up to date. We can reference that if you'd like or we can just kind of discuss everything in general based on what I've done in meetings with local municipalities, and I kept it concise, like Barry said, a one-page format based on what municipalities use for a benchmark to determine sign ordinances. Number one, computing square foot allowance, is usually based upon a percentage of building frontage. So, for instance, as an example, if a commercial business has a 50-foot building front, then most municipalities take a percentage of the lineal foot frontage times either 1, 2, 3 or 4 square feet per building frontage, to determine how much signage they're allowed. So, a 50 lineal foot frontage in Bangor would allow you, in a commercial zone, would allow you 4 square feet per lineal foot. In another words, 200 square feet. In some municipalities they're more restrictive in they cut that in half, so they allow 2 square feet per lineal foot of building frontage.

Most municipalities in Maine base it upon lineal foot of building frontage to determine the square footage allowed for signage.

18:36:17 Barry McCormick: I've got to have you clarify that for me. So, if I've got a 50-foot lineal foot front, let's use my store, it's 100 feet long, 8 feet tall, do they consider the height at all?

18:36:33 Bob White: Some towns do, they'll do a square foot and they'll have a percentage not to exceed but most towns do a lineal frontage times either 2, 3 or 4 square feet per lineal feet. If you had a 100-foot frontage and they allowed you 2 square feet per linear foot, then you'd be allowed 200 square feet for signage on your building.

18:37:03 Barry McCormick: That's a lot.

18:37:07 Bob White: That's the average. Bangor, a lot of your big towns have 4 square feet per lineal foot.

18:37:15 Barry McCormick: That's on the building or a standalone sign?

18:37:20 Bob White: That's on the building. Then, most municipalities, for a self-standing sign, will have a limit of 100 to 150 square feet of pile-on signage. Some of your restrictive towns will limit it to between 30 and 50 square feet. There is a separate address for roadside signs, you know, self-standing signs.

18:37:46 Barry McCormick: Say if I could have 200 square feet of signage on my building, it could be 50 here, 20 there.

18:37:55 Bob White: They'll also have in the aggregate not to exceed 2 or 3 signs per building. But it goes all the way down it to 1 square foot, like Bar Harbor is 1 square foot per lineal foot of frontage. If you've got a 50-foot storefront, you're only allowed 50 square feet of signs, basically 5 x 10 signs, which is not a lot.

18:38:27 Barry McCormick: 200 square feet on my store would seem a lot.

18:38:33 Bob White: It would and from a practical standpoint, most people wouldn't exercise that much.

18:38:42 Jim Kenney: Which is what you're trying to attempt with your signage, if it's just your name it's too big but you're going to add other stuff on it.

18:38:50 Bob White: That's in the aggregate and that would be like if you had like Dunkin Donuts, the Subway, the Depot. That also would include your petroleum signage too.

18:39:28 Barry McCormick: On the islands and stuff? [Yes] So, it's the total...

18:39:29 Bob White: The building, like if you had Kenoco on the building, and you had Dunkin Donuts on the building, Subway on the building, Depot on the building. It wouldn't take long to use that square footage up.

And then they also delineate between zones, like commercial is allowed the most, commercial/residential is allowed the least, or residential is allowed the least and residential/commercial.

18:40:04 Charlie Porter: This is Holden we're talking about?

18:40:04 Bob White: It carries through most towns and you can read it in that but you can go online with just about any, as you probably already know.

18:40:16 Barry McCormick: It would be best to keep it the same for everybody, and adopt something that would determine the square footage allowed and that way everybody is treated the same.

18:40:32 Charlie Porter: Makes sense doesn't it?

18:40:35 Jim Kenney: Have we encountered difficulties with the size? Every time I hear it's how it's lit.

18:40:47 Barry McCormick: Both. Not so much, I'll speak for myself, in my undertakings, although there is something about size, but I never had an issue with that. The biggest issue that I've always had is the height of the signs, my pole sign outside is internally lit and the size of it.

18:41:11 Jim Kenney: You spoke about size. I'm guessing Family Dollar pushes quite a few square feet. Based upon their corporate sign.

18:41:27 Barry McCormick: But see, even the ones on the building could be lit. That's the big nut right there if we decide to allow that or not and then it would be size. Personally, I like the idea of the square footage, or the lineal footage for the building because you don't want some gaudy sign on a 20-foot building. To proportion it to the size of the building would make sense or aggregate of all of them. That would make sense. And then determine the internally lit or externally lit or whatever.

18:42:14 Bob White: That's the way most towns do it.

18:42:17 Charlie Porter: Are most towns internally lit?

18:42:22 Bob White: Most have gone that route. There are some areas in certain municipalities that they keep it closer to residential, they'll make externally lit mandatory or they'll have something in the bylaws that say you can't light this after midnight or something like that. Usually, anything that's commercial they'll allow internally illuminated.

18:42:56 Barry McCormick: We've got it now after business hours you have to shut it off anyway.

18:43:02 Randy Reynolds: That brings into play like with Tony down here, delivering cars and picking up cars.

18:43:14 Barry McCormick: But that would be a different type of light. You wouldn't think he cared if he has his TA sign lit to advertise by. It is more a light to show unloading and loading. Is that what you're saying?

18:43:30 Randy Reynolds: He needs it mainly to find the place.

18:43:37 Jim Kenney: That came up as an issue when Tony was asking to expand his structure. That's been handled. Are we going to learn tonight, Bob, about what technologies are out there that is currently used. We hear the word LED, and I know what an LED is, but I'm hoping to hear what modern signage is moving to for the basis of the light. Are we going to get that in your discussion tonight?

18:44:16 Bob White: That's a good point. In this ordinance from Holden, Article 10, electronic signs, page 22, they actually copied Bangor, which we happened to write for Bangor and Brewer, and it went through a year of discussion. How to define electronic signage. They boiled it down to, I think it's page 22, one page to electronic signs and it defined not only what the illumination could be during course of the day and evening, which evening it dims down. They also defined how many lumens it could emit. It's very, very good because it goes along with the national standards, which we provided them with and the City Council debated for quite some time and they came up with a really good thing so it's a one-page thing that you guys can easily digest.

18:45:55 Charlie Porter: Is an LED sign

18:45:49 Bob White: It's not because it's light-emitting diodes so it's on a pixel that's on the face of the sign that illuminates light to come up with an image. It's basically externally.

18:46:12 Charlie Porter: Hey, Barry, I did something right.

18:46:17 Barry McCormick: There you go!

18:46:17 Bob White: By definition is it is not.  
It's been really boiled down.

18:46:50 Barry McCormick: What amazed me when I had to talk to Bob about getting my signage. We went through a lot of discussion of what LED was and was it internal and all that, but when you talk about the sign itself, a lot of people don't understand that. That will, on its own, dim, lighten up and dim so it's not a big glare to people. You can adjust them. A lot of people don't understand the technology that drives this stuff.

18:47:27 Charlie Porter: It's like Wal Marts lighting, same thing.

18:47:31 Barry McCormick: He talks about pixels, that's the brightness that you can have adjusted to at any given time.

18:47:41 Jim Kenney: Are you seeing much neon?

18:47:45 Bob White: The old neon, no. It's being replaced by LED. It's a DC draw, it's an automotive technology. It draws like not even 25% of the power.

18:48:04 Jim Kenney: An LED can be powered up on a micro amp. But neon is disappearing in your world?

18:48:15 Bob White: Oh, it's gone. Very maintenance oriented.

18:48:21 Charlie Porter: Do you have any guys in the shop who still do neon? [Yes] They must have been there a couple years.

18:48:39 Barry McCormick: Are there any issues that we may not be thinking of that could come up that communities have a problem with signs, any one thing that just keeps coming back over and over that people argue about.

18:48:58 Bob White? Well, yeah, like number 2 on the list, the restrictions of pipe setback and square footage. That keeps coming up. The height with State law is 25 feet, you can't exceed 25 feet in height, but some municipalities have further restrictions beyond that. In certain zones they will even be more restrictive. Like the sign height cannot exceed 15 or 20 feet in height.

18:49:29 Charlie Porter: Ours is the height of the building.

18:49:35 Bob White: That makes sense.

18:49:38 Jim Kenney: Within Unity, if I had a 100-foot building, I could have a 100-foot tall sign?

18:49:47 Bob White: Well, no, the State wouldn't let you do that, not beyond 25.

18:49:56 Chris Rossignol: Is this something you encounter a lot with internally lit signs? Are there a lot of municipalities out there that have that where businesses in town can't internally light their signs?

18:50:21 Bob White: Very, very few. I can't think of anybody now that doesn't allow them.

18:50:30 Jim Kenney: I'm getting lost in the question/answer. Were you asking about the towns out there restricting the use of internally lit signs? [Yes] And I think your response is no.

18:50:42 Bob White: There is almost nobody that restricts that anymore. Fifteen years ago, yes, but not nowadays.

18:50:56 Jim Kenney: Unity has a restriction on internally lit signs.

18:50:58 Barry McCormick: Well, that was written 10 or 15 years ago.

18:50:02 Chris Rossignol: Do you come across where businesses have to have a time to shut them off after business hours?

18:51:12 Bob White: Only with electronics. Most municipalities will limit electronics to be shut off after business hours. Most of them allow them to be lit all night depending on the district pretty much all night. Depending on the district too. If it's commercial district, then it's pretty much all night. If it abuts a residential district, then they may have limitations.

18:51:36 Barry McCormick: I would just like to throw my business two cents in here. We spend thousands and thousands and thousands of dollars on our business to draw and spend tons of money on marketing and advertising and the number one thing you can do is put a nice beautiful sign out to draw business into your store. And internally lit works well because it highlights your business. For what it gives you, I mean, some of the signs are pretty brutal price-wise but that's one of the things you can do to draw attention to your business like that and it's every day. That's why it's important to a business owner to customers in to your business.

18:52:22 Chris Rossignol: Not only that but when you drive by and you see an internally lit you say, oh, they're open.

18:52:29 We've got one internally lit sign, by Depot sign. Out back of that is the Dunkin Donuts sign that has 2 lights like that. I almost question whether that is brighter than my internally lit sign. To me, it doesn't look as good either. I just wanted to throw that out why we like to have internally lit signs.

18:52:58 Charlie Porter: I said it to begin with, I don't like it. I don't like enforcing it.

18:53:12 Jim Kenney: When you say you don't like it you don't like the ordinance?

18:53:18 Charlie Porter: Well, I was in business myself.

18:53:24 Mark Nickerson arrived.

18:53:27 Charlie Porter: I could not afford to have a lighted sign.

18:54:07 Jim Kenney: To briefly sum up, correct me if I'm wrong, Bob has pointed out communities, given us the Holden one, which just went through the review and approval this past spring. These are the steps that are considered: Square footage, height, set back, internal illumination, etc, etc, electronic signs.

18:54:45 Barry McCormick: One of the other things he mentioned as far as signage per square footage per location, he said most towns, he who have a 50 linear foot frontage, you can have so many square feet. It's based on the size of the structure, which to me makes sense because it's fair to everybody. The other thing he said, he doesn't know of any other towns that restrict businesses from having internally lit signs.

18:55:30 Jim Kenney: And the next time you're up to Barry's store, buy Mark's book, Blue Lights in the Night. Mark is a retired Maine state pooper.

18:55:56 Mike Murch: I've got a question about up to Bangor. Up by the radio station, did you guys put that new sign up, it's been about 1-1/2 years now, in front of the high school?

18:55:56 Bob White: Oh, in front of the radio station?  
TOS? Yes, we did that.

18:56:17 Ken Murch: What's the ordinance up there because I know they were talking about it on the radio, they could not do neon.

18:56:24 Bob White? They couldn't do electronics there because they were in close proximity to residential. Just up the road is a condo development, and just behind them is another development. Three hundred feet. Anything within 300 feet, any commercial within 300 feet of residential they wouldn't allow electronics. I'm not sure why. It's just one of the councilors who made that rule up. We fought it a little bit but we gave up because we saw that we were just banging our heads against the wall.

18:57:08 Barry McCormick: Those electronic signs, they don't necessarily emit light. It is like a picture more than it is a light.

18:57:18 Bob White: A fluorescent sign is brighter than an LED sign. There was just a battle we decided we couldn't win. The other hot topic is setbacks. A lot of towns obviously have to yield to the right of way of the Department of Transportation but there's a wide margin of setback out there in every town. For instance, like Bangor if the right of way on a State highway is 38 feet or 33 feet from centerline, and that is the right of way, you can't be more 10 feet closer to the right of way. Some towns 20 feet, some towns are right on the, you know, you can abut the right of way, so that's another kind of area that should be addressed.

18:58:26 Jim Kenney: We don't address that do we?

18:58:29 Charlie Porter: 15 feet.

18:58:31 Randy Reynolds: You have to have a sign completely off the right of way. With any part of the sign. If you have a wing coming out or anything, can't have into the right of way.

18:58:26 Mike Murch: Is there anything regarding boundary lines, like with Najean over there?

18:58:57 Randy Reynolds: That should have nothing to do with it because you can build anything else, you can build a house, you can build anything as long as you don't go within 20-25 feet. There is nothing in here that says that.

18:59:28 Charlie Porter: What we also have is state law. It says regarding LEDs, you're not supposed to change that message, I think it's once every 20 minutes and they're not supposed to flash, they're not supposed to blink.

19:00:27 Bob White: A municipality can override that with a new law. The state law is every 20 minutes but the state gave the municipality the right to override that and they fall back to the local municipality. So, as long as the municipality either doesn't address it or does address it, the state can't do anything.

19:01:00 Charlie Porter: They will not enforce it.

19:01:52 Barry McCormick: I don't know how deep we want to get into signs. That's the question. Yard sale signs, garage sales, do we want to address that?

19:02:14 Jim Kenney: In my view, we need to address what the merchant needs in a manner that provides what the merchant needs and still respect the neighborhood.

19:02:29 Barry McCormick: As a merchant, I feel we need to address the internally lit part of it, and the square foot part would be a major feat.

19:02:40 Chris Rossignol: Even if we do have a brightness or flashing portion of that, that that's, kind of laid out and not gray brook, that it's not left gray. The flashing, how bright the light is during the night, because I know you had to do some testing on your light, so everything that's in there that it covers, we need to make it clear.

19:03:05 Jim Kenney: That was imposed upon you wasn't it? It was not stated because of the ordinance, it was because of the complainant.

19:03:14 Barry McCormick: Well, that wasn't so much the sign as it was the lighting. There were a lot of lies that went on down there that night too. I mean, for example, the statement was made that my canopy lights were on all night. We shut them off every night when we leave. That was more a lighting issue and how much light was available. We had a guy come in with a tester and tested all of my property, and we were so far under State minimums it wasn't even questionable. I kept remember the lumens, what they allow but say if it was 25, we were like 12 compared to what we could be allowed as far as the State is concerned. The sign did add some light to it too and the rest of it wasn't even worth discussing.

19:04:31 Mark Nickerson: There should be another issue brought up, not so much signs but people put flood lights around their property. For example, we had an issue down at O'Connor Motors in Augusta. When the new bridge was put in, especially when it was foggy, they had spot lights lighting up some of their yards and there was one light that would literally blind somebody coming down off the bridge.

19:04:58 Charlie Porter: They're supposed to be top down instead of up.

19:05:06 Mark Nickerson: These were up on a pole but they were outward. It's a severe safety issue. They readjusted it and pointed it down.

19:05:36 Jim Kenney: Do we see that might happen here, therefore we might need to address it?



19:05:42 Barry McCormick: That's a whole different issue than signs.

19:05:48 Chris Rossignol: I think our lighting is covered in that aspect because our lighting has to be cast downward. It is specified. It's for business, you could run into that as a personal but for the most part, our commercial lighting is cast down and that is in the ordinance.

19:06:09 Mike Murch: It states right in here that no sign may be placed in a way that it creates a hazard to pedestrian or traffic.

19:06:18 Jim Kenney: That seems reasonable wordage.

19:06:22 John McIntire: For the most part, there's a bunch of stuff that is left out that we probably could address, but some of it I wonder why they put it in.

19:06:50 Ken Murch: What about these rental signs, portable signs that you can rent, do towns allow them for a certain amount of time?

19:06:58 Bob White: Most of those are called temporary signage. There is some verbiage in here on that but basically they give you 90 days. Most towns give you 90 days for temporary signage.

19:07:12 Ken Murch: Are there restrictions on where they can sit on the property?

19:07:18 Bob White: They have to be within the permanent signage setbacks and that type of thing.

19:08:01 Randy Reynolds: We don't have anything on temporary signs.

19:08:33 Charlie Porter: It's just a sign to me, it makes no difference temp or regular.

19:08:41 Jim Kenney: So you like the idea that if there is going to be a temporary sign up that there should be a permit, and I mean that for a lighted sign because some of those temporaries are lighted.

19:08:57 Ken Murch: I think a lot of communities allow them, like a one-time event, and rather than have to go through all that baloney. There should be something on placement.

19:09:15 Barry McCormick: But that's what that says now.

19:09:35 Charlie Porter: You can say you've got to be back 10 feet.

19:09:45 John McIntire: At the of this whole thing it says the standards don't apply to temporary signs so put up a temporary sign and you can do anything you want pretty much.

19:10:02 Jim Kenney: I can't picture anyone saying I'm going to put up a sign therefore I need to go find out if I can, I mean a temporary sign.

19:10:06 Bob White: Well, benevolent societies, they'll put up a temporary sign for a bean supper or whatever.

19:10:20 Barry McCormick: Well, there should be something saying they can't just stick it out beside the road and block traffic.

19:10:30 Charlie Porter: If it happens and I see it, I'll knock on the door and say hey you've got to move the sign back because people can't see.

19:10:40 Jim Kenney: And you're raising that point because it's based on common sense. [Yes]

19:10:49 Barry McCormick: It would be awful easy to put in this book a simple sentence to take care what we're talking about.

19:11:02 Mark Nickerson: All you have to do is say it can't be placed where it creates a public hazard.

19:11:07 Jim Kenney: Does the State address that at all, Bob?

19:11:14 Bob White: Not to my knowledge. They leave all that to the municipalities.

19:11:19 Jim Kenney: I see the one down in China that everyone likes to read, lower the lake to the natural levels, clean up the lake, it always changes, warning, warning, my daughter is now driving, and things like that you see. Myself, if I was going to put up a temporary sign, I wonder if I'd even think to go look to see if there's an ordinance about it.

19:11:54 Barry McCormick: It would just give Charlie some backing.

19:12:01 Charlie Porter: I don't think we should charge for it. I don't think it should be something...it's not high on the priority list.

19:12:16 Chris Rossignol: Should it have to be over a certain size? Now you're looking at real estate signs, garage sale signs, those are all temporary signs in my mind.

19:12:32 Barry McCormick: But they don't erect a huge monstrous sign.

19:12:38 Jim Kenney: Setting here doesn't make it so, it's going to be this, that and the other added together.

19:12:47 Charlie Porter: I'll tell you right now, stay away from nonprofits.

19:12:57 Bob White: The Town of Holden, their definition of a temporary sign is a display, information sign, banner, or other advertising device, with or without frame, and intended for a limited period of display. That's pretty ambiguous right there.

19:13:26 Charlie Porter: What about a banner over the highway?

19:13:31 Barry McCormick: The State probable would have an issue with that.

19:13:37 Ken Murch: They do it in Windham.

19:13:40 Charlie Porter: A town road or a state road?

19:14:03 Jim Kenney: We had one right here in town when we were doing Unity Days all the time. It was on Burt's cable and his trucks put it up.

19:14:15 Charlie Porter: It was his poles.

19:14:19 Bob White: The only other thing would be, that I've made note of that most municipalities do is when they compute the square footage on the building, they sometimes will do an aggregate for the pile-on signs. For instance, if you're allowed 100 square feet on the building and they have a limit not to exceed 100 square feet for the pile-on signs, then certain building sizes will have a reduced square footage available for the pile-on signs. It's about 50/50. In other words, if you have a 50 foot frontage and you're allowing them 2 square feet per lineal foot, they're allowed 100 square feet on the building and the pile-on signs are not to exceed 100 square feet, then the aggregate would be 200 square feet total signage for the property. A lot of towns will tie the 2 together to make sure a business doesn't exceed.

19:15:45 Barry McCormick: I think that's a great idea. It keeps it uniform. A small building will have a small sign. It's proportionate.

19:15:52 Bob White: Not every town ties it together but some do.

19:16:01 Jim Kenney: When it's tied together, in your opinion, is it effective?

19:16:09 Bob White: I think so, yes, based on the square footage and based on the zone. Not that Unity would require multiple zones for their ordinances. Holden has a commercial zone and they have a residential commercial zone, and a residential zone, they only have 3 zones. The commercial zone is the least restrictive.

19:16:19 Chris Rossignol: With the LEDs, do you handle the part where there's a time limit with a lot of the people who you work with or do they handle it on their own. On average, do you know what people are using for a time to rotate.

19:16:29 Bob White: Frequency. Holden mimicked Bangor and Brewer and that was every 20 seconds they can change. Augusta is every 5 seconds. Lewiston is every 5 seconds. Auburn is every 4 seconds.

19:16:36 Barry McCormick: Do you guys know why that is? A average person driving by only looks at it for 3 seconds.

19:16:43 Bob White: There has been national Department of Transportation studies done and they recommended everything change every 8 seconds in order to be safe. The City of Bangor decided to go every 20 seconds just because of the makeup of the city council at that time. We really couldn't fault it because 20 seconds is fine. It works. The other thing, nobody enforces it either. The code officer is not going to sit out there and time it. A lot of municipalities that don't have any ordinance at all regarding electronics, everybody can do what they want. Twenty is a stretch. Most everybody else is between 5 and 10 seconds.

19:17:01 Barry McCormick: Mine is longer than that. Charlie kind of brought it up one day and I'm scared of Charlie Mine is probably 30 seconds or a bit longer. I don't want to wait 20 minutes. I have a customer pumping gas and they're standing there, it's nice for them to be able to see that. There's a lot of information you can feed them in the time they're pumping. It's a great advertising tool for a business owner.

19:17:04 Jim Kenney: Are you driving up 202 tonight?

19:17:06 Bob White: No, I live in Dedham. The deer are roaming out there, be careful.

19:17:12 Barry McCormick: I haven't asked you this but you're just a phone call away, if we have a question?

19:17:24 Bob White: Absolutely. I'd be happy to come down again. Bob White, Bangor Neon Signs, 947-2766 or 800-639-7103, fax 942-5931, 1567 Hammond Street, Bangor.

19:17:34 Barry McCormick: And then when Town Meeting comes around, we could have you back.

19:17:38 Bob White: That's what I do

19:17:40 Randy Reynolds: What do they do when the signage changes so fast, the technology.

19:17:43 Bob White: It all starts at planning board. Steve Condon, who I worked with for years, he's retired, he was a code officer in Holden, but he was very instrumental. He had that as an objective before he retired, to get it updated to accommodate the most recent issues including the electronics and internally illuminated and codes by zone. It just takes somebody being aggressive. If you look at the cover page on that, how many times they amended their ordinance. They went through a lot of growth over the years. They've exploded with growth on Route 1A. They have limited the commercial district to that area. Steve saw stuff happening before it happened. It was him working with the planning board to answer your question.

19:25:02 Jim Kenney: Any other questions to Bob? Thank you. If it's acceptable to the member, I'm going to scan this and sent it out electronically, it will come to you in a pdf.

19:32:02 Randy has asked for at least 10 minutes to talk to us.

19:32:38 Chris Rossignol: This was perfect. The Town is in the process of receiving a \$10,000 grant to work on a sign and some landscaping for the town office, this gives us some place to go to look at signage.

19:32:52 Jim Kenney: John, we've missed you, welcome back. I trust you had a successful outing?

19:32:53 John McIntire: Well, nobody died, no major accidents, no major breakdowns. That's a success.

19:33:05 Jim Kenney: According to the newspaper you had good attendance.

19:33:07 John McIntire: We had records all 3 days.

19:33:18 Jim Kenney: Mark, we've missed you a couple times. Any questions about the meetings that were conducted in your absence.

19:33:29 Mark Nickerson: I read the notes off the computer.

19:33:35 Charlie Porter: We're mixing apples and oranges here when we get to shoreland zoning into the Land Use Ordinance.

19:03:45 Randy Reynolds: Shoreland zoning adjacent to Unity College.

19:34:01 Charlie Porter: My homework assignment, plumbing, let's say I have a camp on the pond and my septic system goes to heck and there is no room to put another septic system in. What they do is allow you a holding tank, you have to pump twice a year and you cannot use the residence as a year-round residence.

19:34:28 Barry McCormick: But the way this is done though, it would solve that problem.

19:34:33 Charlie Porter: You cannot overrule the state.

19:34:38 Barry McCormick: All we're trying to accomplish with this is we talked last meeting about being able to purchase a smaller lot to put a septic system on.

19:34:52 Charlie Porter: You can purchase a smaller lot as long as you don't build on it.

19:35:02 Randy Reynolds: We're saying you can go in and pick out a lot 10 x 10 if you want. No minimum lot size. Just for the septic.

19:35:16 Charlie Porter: I will agree to that no problem but it doesn't belong here. It belongs in the Shoreland Zoning Ordinance.

19:35:19 Randy Reynolds: No, this is talking about minimum lot size. We can stick it in Shoreland Zoning, but it belongs here.

19:35:29 Barry McCormick: Can we put it in both?

19:35:37 Charlie Porter: If you want to combine the ordinances we can do that. You've got two standalone ordinances, and they should stand alone.

19:46:47 Randy Reynolds: Did you read the basic lot size requirements, village district, rural district, shoreland zoning, adjacent to Unity Pond. It doesn't say just shoreland zoning. In other words, it doesn't cover just Unity Pond, it covers every river, every little pond, and everything else. It covers Unity Pond and anything within 200 feet or beyond, you can go back and lease or buy without any lot requirements of size.

19:36:30 Barry McCormick: This is something we talked about too to allow people to be able to put a good system in on the lot. This change allows them to purchase or lease just a small lot size to put that on.

19:37:14 Jim Kenney: I would like to interject for a moment. Charlie, I do not believe that you're debating the words, you're debating the location.

19:38:02 Randy Reynolds: One of the reasons I did this, this wording, we want to have it clean and clear.

19:38:21 Jim Kenney: Could we refine it, this is only a question, that shoreland zoning adjacent to Unity Pond in the last line down here might say you need to refer to the Shoreland Zone ordinance.

19:38:49 Charlie Porter: You also have rivers and streams in this town.

19:38:53 Jim Kenney: Which will get you to the shoreland, you're there anyways but if you have something here, we need the exact same wording elsewhere.

19:39:04 Randy Reynolds: We could fix this very simply Charlie, two words, shoreland zoning take it out and put camp lots adjacent to Unity Pond.

19:39:15 Barry McCormick: I think this still needs to go in shoreland zoning.

19:39:26 Jim Kenney: Does that work?

19:39:43 John McIntire: Well, we're I've got a 1000 feet on the river or Half-moon Stream, and people adjacent to me have got camps down in there, we're talking shoreland zone, that needs to be addressed right up front.

19:40:09 Charlie Porter: It just said rivers and streams. That walls under shoreland.

19:40:16 John McIntire: Not just camps on Unity Pond.

19:40:28 Randy Reynolds: We're going to handle that, John, in a separate article that we haven't even gotten to yet. When we get to resource protection. What this does is just dictate what the minimum lot sizes are in the different districts.

19:40:49 Barry McCormick: Let's follow up with what I think John is saying. Any major river that flows into Unity Pond should be treated the same as what right on the Pond is treated. You should be allowed to buy something smaller if you're on a stream.

19:41:04 Jim Kenney: Do you know what doesn't flow into Unity Pond? Does Sandy Stream flow into Unity Pond? No, it does not. That was a trick question. It flows into 25-mile stream.

19:41:30 Barry McCormick: What difference does it make whether the septic comes in from Half-Moon Stream - it stills goes into the pond.

19:41:40 Randy Reynolds: You're really getting into resource protection.

19:41:46 John McIntire: If we're looking at lot size and I want to sell a chunk of property, back on the water, how big has this got to be?

19:42:04 Chris Rossignol: It would have to be 2 acres. He's in the rural district so if he was to sell, it would have to be 2 acres.

19:42:19 Barry McCormick: No, if you had 20 acres and you want to sell a house lot on the river, it's got to be 2 acres. If you're on the river and you've got right today you've got an acre and you've got a septic system that fails, and you don't have room to put another one, instead of having to go buy 2 acres, I suggest that you can buy just enough off somebody to put your new septic on and that would be the new law. That's basically what we're doing to people on the lake.

19:42:55 Charlie Porter: In the resource protection district, it says 250 feet back from that stream is in shoreland zoning. That's what you'd go by if you're building, shoreland zoning.

19:43:10 Randy Reynolds: Streams I think we should address in resource protection.

19:43:16 Charlie Porter: As far as I'm concerned it's shoreland zoning.

19:43:19 Jim Kenney: But you can cut and paste and document so many times today you can have what you need where you need it.

19:43:27 Barry McCormick: Charlie has a point too. Shoreland zoning is shoreland zoning. Maybe we need to extend that so if you're in shoreland zoning you're allowed to buy something less than a 2-acre lot specifically for septic.

19:43:41 Randy Reynolds: Maybe what I need to do is take resource protection district right out of there. If you have a camp lot and you want to go back and get a piece with no minimum lot size, it doesn't have to say anything about resource protection. Take it right out.

19:44:12 John McIntire: I don't think it makes any sense to address shoreland adjacent to Unity Pond separate from any other shoreland zone. I think it needs to be all together so that anybody who is looking to do anything close to water understands...

19:44:39 Barry McCormick: But it's got to be for a septic system.

19:44:43 Randy Reynolds: Leech field and not to just put another building.

19:44:53 Barry McCormick: We're just trying to give people the option of buying a smaller lot to put a septic system on.

19:45:15 Jim Kenney: Aren't we there anyways if you want to add to your lot. If I have abutting land that I wanted to acquire, we can acquire it no matter what the size is.

19:45:27 Barry McCormick: As long as it's big enough.

19:45:27 Jim Kenney: No, any land that abuts my property, a sliver, an acre, and 10th of an acre, I can acquire it.

19:45:44 Charlie Porter: It doesn't mean you can build there, it just means you can acquire it.

19:45:47 Randy Reynolds: The more you buy, as long as you buy it under one name, it becomes....

19:45:59 Mark Nickerson: So what if you own a lot on the lake that is less than 2 acres? Can you not sell it?

19:46:05 Jim Kenney: Two things, whatever is there now is there. We're talking about if you go forward from approval of this ordinance, this is what the requirements are.

19:46:16 Charlie Porter: This is if you have a small lot, you have a camp down there, and there is no room.

19:46:51 Barry McCormick: So we'll go home and digest what we've heard tonight and come back next week and address that?

19:47:02 Jim Kenney: I'll try to address that and get what Bob has in your hands. He gave us the abbreviated version in words. I'll get it to you in pdf format.

19:47:08 Chris Rossignol: Before we go, I personally like to see the sign ordinance come sooner than later and is that something that we could push and adopt and get in place now, or is that something that should wait and be part or the whole package.



19:47:20 Jim Kenney: I would think part of the whole package.

19:47:22 Randy Reynolds: There would have to be a special town meeting.

19:47:24 Chris Rossignol: I'm just thinking that come March, if that was done then we could revise that part of the ordinance so that people who want to put internally lit signs can go ahead and do that. It's just a thought. That might be a standalone or it may be better if it was packaged so that somebody doesn't quite agree with it or does, as the whole package, you might have a better chance than if it was standalone.

19:47:36 Jim Kenney: Let's poll the table. Standalone sign ordinance or wait to have it combined?

19:47:39 John McIntire: It doesn't hurt to try.

19:47:42 Barry McCormick: I question whether we want to get it by December? I would hope that we would have a certain portion of the whole thing done and try to present that at Town Meeting to get approval on what we have got done.

19:47:52 Mark Nickerson: Standalone.

19:47:54 Randy Reynolds: What we've got to do and I don't think we should vary from it, we're getting all these things done overall, and when we've got our ducks in a row, then we start presenting it to the town folk as a whole.

19:47:58 Mike Murch: I agree with that.

19:47:60 Ken Murch: We could get it out to the towns people what we're doing. We could take this whole package to the town and there would really just be a few things in there that could bomb.

19:48:05 Charlie Porter: I would wait and present as a whole.

19:48:07 Jim Kenney: I also agree with putting it as a whole.

19:48:09 Chris Rossignol: My whole thought process on this thing as soon as you start presenting it to the people and they see the ease of going through this, it's going to speak for itself.

19:48:25 Jim Kenney: There are some things we need to do before we go to the town and that is set with the existing planning board and gather their thoughts. We've got to also get with the Comp Committee and show them our work such that we can get the ideas from them about what we have, what we might be missing or not missing.

19:48:27 Meeting adjourned.

**Respectfully submitted,**  
**Sherry E. Powell-Wilson, Notary Public**  
**Approved: 10/02/2013**