

**LAND USE REVIEW COMMITTEE MINUTES  
TOWN OF UNITY  
WEDNESDAY, DECEMBER 4, 2013  
LOCATION: MASONIC LODGE, UNITY, MAINE**

**MEMBERS PRESENT:** Randy Reynolds, Ken Murch, Mark Nickerson, Barry McCormick, John McIntire, Charlie Porter

**OBSERVERS:** None.

**MODERATOR:** Barry McCormick

**REPORTER:** Sherry Powell-Wilson

Randy Reynolds, Ken Murch, Mark Nickerson, Barry McCormick, John McIntire, Charlie Porter

18:32:47 Barry McCormick: It's 6:30. I would like to start by approving the Minutes of the last meeting. Jim won't be here this evening, he is picking his wife up in Bangor.

18:33:00 Randy Reynolds: I make the motion to approve.

18:33:03 Mark Nickerson: Seconded. [All in favor.]

18:33:06 Barry McCormick: Approved. I would like to propose, if Randy is willing, he's one step ahead of us so I propose let's let him keep doing that, see what he's brought in, see if we want to want to make any changes, and just keep moving. I'll take the papers and read them myself unless somebody else feels they need to, and let's just buzz through this thing.

18:36:22 Randy Reynolds: I would like to add something. We've passed eight months so far and we've gotten through 22 pages, which is no way near completed. That leaves four months to do 33 pages, which is a lot more complicated than a lot of the stuff we've been through. If we get half of it done before March we'll be doing great.

18:36:52 Barry McCormick: If we get it in front of people, that will let them know what we've done and we can get their opinion. None of us here are quitters or else we wouldn't be here. It's one heck of an undertaken that we've taken on but we can finish this thing, at least to a point. I also said that Randy is always a step ahead of us at these meetings and I'd like to continue doing that because it saves us so much time. If he's willing to put that much time into it, it benefits us all and all we have to do is go through it and tweak it.

18:40:48 Barry McCormick: Okay, we're going to go down through this one at a time. A sign permit must be obtained to erect any sign that is larger than 10 square feet or illuminated. Issuing a sign permit is within the jurisdiction of the Code Enforcement Officer. A property owner shall conform to the following standards for commercial signs whether or not a sign permit is required. A sign is a structure, logo, device, or representation, which is designed or used to advertise or call attention to any thing, person, business, activity or place and is visible from any public way. A two-sided sign is considered one sign for purposes of this Ordinance. A temporary sign is a non-illuminated sign displaced for 15 days or less in any 30-day period. A free-standing sign means that it is standing alone, on its own foundation, without being attached to, or supported by, something else. These standards do not apply to temporary signs or seasonal decorations. A, sign brightness shall not exceed 1150 lumens per square foot of signage. B, square footage allowed, four square feet of signage allowed per lineal foot of building frontage that faces a public way and cannot be accumulated.

18:43:35 Randy Reynolds: I think that needs to be changed. I think we can just leave out at the start four square feet of signage.

18:44:00 Barry McCormick: Right, so the sentence would start, four square feet of signage.... It should say, four square feet of signage is allowed per lineal foot... C, lit flashing signs are prohibited. Rotating, slide displays and scrolling signs are permitted.

18:44:25 Randy Reynolds: How to define scrolling signs.

18:44:26 Mark Nickerson: I notice in the notes of last meeting that there was a lot of scrambling back and forth on what a scrolling sign is or a slide display. Is there a definition in there of what those are?

18:44:43 Randy Reynolds: No.

18:44:49 Barry McCormick: Continuous. That is the word that we really got hung up on. Scrolling means...

18:45:00 Randy Reynolds: Just like on Fox News, they've got that thing on the bottom.

18:45:04 Barry McCormick: We're saying those are permitted? That is what my sign basically is.

18:45:10 John McIntire: Your's stops. Your's is what I would call a slide display whereas one of these scrolling things just continues.

18:45:32 Mark Nickerson: Wasn't that what the State required you to do? After your message is up, it has to stop for a certain amount of time so that people don't continuously read it while driving by?

18:45:50 John McIntire: There may be a state statute.

18:45:52 Randy Reynolds: How about leave scrolling off?

18:45:57 Barry McCormick: I wouldn't want, and I'm speaking as a retailer, because people driving down the road could drive right off the road trying to read the sign.

18:46:04 John McIntire: Randy, I agree with you to leave scrolling right out of there because that's a hard one to define.

18:46:11 Barry McCormick: All in agreement? [Yes.] We're going to keep moving. A lit sign may only be on when the business is open. Any sign that is externally lit must utilize low-glare lighting that is directed downward onto the sign.

**18:46:35 Charlie Porter arrived.**

18:46:36 Barry McCormick: No sign may be placed in a way that creates a hazard to pedestrian or vehicular traffic. G, no sign or any portion of said sign, may be located in a public right of way. H, a sign's height may not exceed the height of the building it advertises. I, no more than two free-standing signs may be placed on each lot, unless the development is a large one that triggered "Development review" and through that process the Planning Board agreed to allow additional signs. These standards do not apply to temporary signs or seasonal decorations.

18:47:33 Randy Reynolds: I should've taken that one out. We have it up above already.

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18:47:45 Barry McCormick: These standards do not prevent the repair of existing signs as of the adoption of this ordinance. L, all signs and their supporting structures shall be properly maintained to prevent rust, rot, peeling or similar deterioration. M, wall signs shall not be attached to or obstruct any window, door, stairway or other opening intended for ingress, egress, or for ventilation or light. Paper or cardboard signs are allowed.

18:48:36 Randy Reynolds: I added that. Someone mentioned that last week.

18:48:49 Barry McCormick: I think it's good that you did.

18:48:52 Mark Nickerson: Does that just apply to the outside of the building?

18:49:02 Randy Reynolds: A lot of people put them on the inside, if they get wet they're no good anymore.

18:49:12 Mark Nickerson: If it's visible to the outside, that's what this is applying to?

18:49:17 Randy Reynolds: We can put that in there inside or outside but I'm not sure that the wording will hold up.

18:49:25 Barry McCormick: I don't know that you can do that, I don't know that you can tell me what I can have for a sign inside my store.

18:49:34 John McIntire: I'm guessing that most of these signs that one puts inside a door or a window are not readily visible from a public right of way.

18:49:48 Barry McCormick: The only exception I would make to that as an example is an "open" sign that's lit inside my store. You can see that from outside.

18:50:35 Randy Reynolds: Leave as is?

18:50:40 Barry McCormick: Fine job, Randy.

18:21:36 Randy Reynolds: Charlie, just to update you, we're going to try to take a certain portion of the ordinance, stop there and put it up for review. We'll keep working on the others but there is no way it will be complete by March.

18:51:4 Charlie Porter: I would think the ordinance has to go before Town Meeting as a whole.

18:52:03 Randy Reynolds: It's going for a viewing meeting like when the Town had the town office and the fire department viewings, and you come in and just see what we have. We don't even actually have to have a meeting to put it out to the public.

18:52:22 Barry McCormick: Just get it to certain organizations, the Planning Board, the Comp Plan.

18:52:26 John McIntire: Get it out, here is what we've come up with.

18:52:33 Barry McCormick: We could even have copies at the Town Meeting, Town Office.... Everyone has a right to voice their opinion.

18:53:42 Barry McCormick: We have to make sure that people have had a chance to review it.

18:56:28 Randy Reynolds: Page 22, special performance standards. We'll just try to get through these if we can. There are four sections. Then, there is a bunch of more stuff that we can get started on.

18:56:43 Barry McCormick: Parking areas, parking requirement, all buildings or building additions constructed after April 1, 1995, must provide parking to accommodate all anticipated need. Generally, this need will be met through the construction of new off-street parking areas. However, for commercial buildings in the Downtown District, some of this need may be met through on-street parking, where such parking will not create traffic or visibility problems, as determined by the Planning Board.

18:57:30 Randy Reynolds: Stop right there. When you look at these, keep in mind that we've only got rural and village.

18:57:47 Barry McCormick: So this would pertain to only the village, as far as on-street parking?

18:58:02 Randy Reynolds: Yes, out in the rural you can do anything you want.

18:58:15 Barry McCormick: Even when I had my store, we came up against some of this. I never really bought into that because you drive down through town and there are cars parked on the side of road, people coming and going, kids walking around. I always thought it was dangerous.

18:58:40 Randy Reynolds: Unity has it on there that says you can't park there during winter hours. You go down by Carver's office and see how many pickups are parked there.

18:58:48 Barry McCormick: That's what I'm talking about. You come through there and the college kids have no place to park.

18:58:52 Mark Nickerson: But isn't that certain hours? That's not all the time.

18:58:58 Barry McCormick: In other words, if I need 30 parking spots, I can build a parking lot that would accommodate 20 saying that 10 can park out on the street.

18:59:15 Randy Reynolds: Personally, I don't think we should make it so they can park on the street. If you've got a building that will require 20 parking places, that's what you should have, or 24 or 25, not under.

18:59:27 Barry McCormick: I agree. I'm not saying they can't park on the road but they shouldn't have to come into a facility to do something.

18:59:39 Randy Reynolds: It's like at Carver's, if they're going to rent out to 10 kids, they should have 10 parking places.

18:59:47 Charlie Porter: They pack them right in to get the rent down.

18:59:58 Randy Reynolds: We're going from now through April on so it's time to create something to take care of your own traffic. You should have it all on site and not say you can use off-street parking.

19:00:14 Charlie Porter: But that's a given. If I want to come to Barry's store, I can pull up in front of his store and park and go into the store.

19:00:23 Randy Reynolds: As congested as it is, you don't see anybody parking on the street.

19:00:32 Barry McCormick: Typically, in a business setting you have to have so many parking spots to accommodate your business. My opinion is you should make application for that, again, if you need 30 parking spots, you should have a place for 30 people to park. Now, if some days we're extremely busy and we have 36 people, they can overflow out into the road but I've got enough to cover my business.

19:00:59 Charlie Porter: Take Rita's down there, she doesn't have any parking.

19:01:04 Randy Reynolds: She's got a lease on the telephone company lot, which works. People still park on the side of the street in front of the store.

19:01:23 Ken Murch: I agree as far as the safety issue. I don't know how to prevent that but if someone goes into business, there should be consideration for the general flow.

19:01:51 Barry McCormick: If we had it that businesses had to accommodate their own space it would definitely alleviate some of that.

19:01:57 John McIntire: I look at from two perspectives. One, if they have to accommodate their own space, they have to take that out of whatever lot they buy. I wonder how much of a deterrent that would be for somebody buying say this many acres because they want to put up a store. On the other hand, I look at it and say, you know, not requiring to do that means less asphalt, less pavement, less space carved out and if we can take like School Street, you're only supposed to park on one side of that anyway, and that would leave for like the Dollar Store. I don't know if they included three or four parking spaces on the road.

19:03:15 Charlie Porter: The Town didn't consider parking on the road at all.

19:03:28 Barry McCormick: I question whether this was more for home-based businesses that have no parking to begin with.

19:04:16 Mark Nickerson: I will tell you though when it comes to parking on roadways, it's legal to park on the side of the road as long as you do not impede traffic. That's the law that we had to enforce all the time as a trooper.

19:04:45 Barry McCormick: I don't know that we're trying to stop people from parking side the ride, we just don't want to encourage all of the parking there in my opinion.

19:04:59 Charlie Porter: Well, that's what that says. I really don't think we can regulate on-street parking unless there are no parking zones.

19:05:14 Randy Reynolds: Yes, but why say you can build a new business and somebody can use on-street parking. If you have a new building coming in, you have to supply a minimum of parking places.

19:05:29 Charlie Porter: I think you will find later on in the ordinance that you do.

29:05:39 Barry McCormick: We can leave it the way it is.

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19:05:57 Charlie Porter: Let's say some building downtown burns down and the guy wants to rebuild. He doesn't have any parking now, he sure isn't going to have any later on.

19:06:14 Randy Reynolds: He shouldn't rely on on-street parking to build a business.

19:06:21 Barry McCormick: In front of a burned down building, you couldn't get no more than three vehicles anyway.

19:06:31 Randy Reynolds: A builder should not have the right to build a building and not take care of his parking.

19:06:37 John McIntire: How does this affect somebody buying the old town office and wants to put a business in there?

19:06:45 Randy Reynolds: There is one parking spot. They shouldn't be allowed to.

19:06:51 Barry McCormick: That particular case I think is what this is meant to accommodate, on the side of the road. Or like Rita does, lease some space next door to have parking.

19:07:08 Barry McCormick: I always look at people trying to cheat the system. What I'm thinking is people out there would say, well, if I've got to have 20 parking spots, they can park 5 down the road, because I'm going to build my building bigger and not have those 5 parking spots. That's what I don't think we should not allow.

19:07:57 Mark Nickerson: How do you determine how many spots someone should need. The size of your building?

19:08:09 Barry McCormick: Maybe we should just leave it alone for now.

19:08:12 Randy Reynolds: We'll

19:08:12 Barry McCormick: All buildings being converted or expanded into multi-family dwellings after April 1, 1996, shall provide off-street parking to accommodate all anticipated need. That's telling them there they have to do it.

19:08:34 John McIntire: How does that affect Carver's place.

19:08:40 Barry McCormick: They wouldn't be able to do it again.

19:08:44 Charlie Porter: There again, he's been doing that before the ordinance was written.

19:08:54 Barry McCormick: B, landscaping requirement (downtown district only), in the downtown district, that would be the village district now, correct? [Yes] Larger-sized off-street parking areas constructed after April 1, 1996, that are clearly visible from a public road shall be landscaped to reduce visual impact. All parking areas designed to accommodate more than 10 vehicles shall provide a minimum 6' landscaped buffer between the parking area and the road right-of-way. All parking areas designed to accommodate more than 20 vehicles shall also provide landscaped islands or peninsulas within the parking area so that a minimum of 5% of the area's interior is landscaped. I've been fighting this. All of this isn't about me but I've lived it. I have some experience. My opinion on all of this landscaping, I love to have good-looking landscaping, just like everyone else. The only problem I have, other than traffic flow and safety, is plowing. It's a nightmare on some of these things and that has always got me.

19:10:47 Randy Reynolds: You require it but look at the Dollar Store. What did they put in for landscaping?

19:11:08 Charlie Porter: You're trying to bring people into your store and advertise your store and now you're telling them they have to put bushes all over the place to block the view.

19:11:30 Randy Reynolds: To summarize it a little bit more, what the Planning Board wanted on Barry's store was about a 18-foot isle going down through to the entrance with trees planted all the way down through. Trees planted on the front so you couldn't see the store.

19:11:48 Barry McCormick: It says in there 80% of the business must be covered from the right of way.

19:11:57 Randy Reynolds: What does a business need, to be seen.

19:12:01 Mark Nickerson: Isn't there a State requirement, on a state highway per the DOT, you have to have an entrance and exit to your store, you just can't have a paved area coming up to the edge of the road. That buffer, but beyond that, what the State requires, why do we have to be concerned?

19:12:29 Barry McCormick: Well, I can see some control put in place. Some people would just have gravel out there and a free for all, put 55-gallon drums out there where they want people to park.

19:13:17 Randy Reynolds: Keep on reading. We can just go through this and when we come back we can start picking it apart.

19:13:30 Barry McCormick: C, screening requirement (village district only), in the village district, off-street parking areas built after April 1, 1995, shall not detract from the existing residential character of the neighborhood. To meet this objective, any new parking area designed to accommodate more than three vehicles shall be located behind a building or otherwise screened from clear view. Parking spaces designed for elderly or handicapped people are exempt from this requirement.

19:14:05 Randy Reynolds: Go to page 24, halfway down the page you'll see retail activity downtown. Start the on the next one, special requirements.

19:14:46 Barry McCormick: Any new building or building addition constructed with the Village District for non-residential use may not exceed a building footprint of 2,000 square feet except where the Planning Board may approve footprints of up to 4,000 square feet where the site has been creatively designed and laid out in a manner that does not detract from the historic, small town character of the Village District. No commercial activities occurring in the Village District may create noise, light, glare, odor, smoke or dust that either exceed average residential levels or in any way detract from the small town character of the Village District, as determined by the Planning Board. Special requirements for large commercial complexes, all commercial complexes located in the Village District that involve more than 10,000 square feet of indoor space must be located and designed to minimize vehicular traffic and to enhance downtown convenience and walkability, through the following measures.

19:16:14 Randy Reynolds: Go to the top of page 25.

19:16:16 Barry McCormick: A, new sidewalks, both within the complex and connecting the complex to existing Downtown sidewalks and nearby business activities. This is stuff that you have to do to make it walkable. Am I reading that right? The use of shared used parking areas, both within the complex and in conjunction with nearby businesses, wherever possible, in an effort to limit pavement and encourage one-stop shopping. Extensive landscaping designed to

break up parking areas and to make pedestrian routes attractive. Human scale lighting, with light poles ever exceeding 20' in height, and perhaps less in certain settings, as determined by the Planning Board. Adequate provision for bicycle movement and parking. Conformity with any community plans approved by Town Meeting that involve bike routes, a van service, or other alternative transportation strategies. These requirements do not apply to existing commercial complexes unless those complexes are expanded and the expansion involves more than 2,000 square feet of indoor space and the total amount of indoor space after the expansion will exceed 10,000 square feet.

19:18:06 Randy Reynolds: Double talk, going over stuff already gone over.

19:18:13 Barry McCormick: Two or three times throughout this whole stuff here, it's left to the Planning Board's discretion. I'm saying, this is the planning board today.

19:18:52 Randy Reynolds: Everything we've done to date, we only allowed one thing for the Planning Board to have any say.

19:19:05 Barry McCormick: I mean no disrespect to the Planning Board members because I'm one of them.

19:19:13 Randy Reynolds: They don't make the rules.

19:19:32 Barry McCormick: 7, commercial impacts throughout town. No commercial activity except farming, logging, or mineral extraction such as operating a gravel pit, may create noise, light, glare, odor, smoke or dust that, as observed at the property line, exceed common background levels for such nuisances, as determined by the Planning Board. This requirement does not pertain to impacts that occur during construction or that occur on a temporary basis. Any business engaged in the repair of motor vehicles that did not previously exist in Unity as of April 1, 2003, or that moves to a new location within Unity after that date, shall store all inoperative vehicles, machinery, parts, or products either within a building or within an enclosed area concealed from public view from adjacent properties by an opaque screening involving landscaping, fencing, structures, or some combination.

19:20:48 Charlie Porter: That's in the junkyard law.

19:20:51 Barry McCormick: Why can't we take that right out?

19:20:57 Randy Reynolds: We can but we should have something in the Ordinance somewhere that states that a junkyard permit or something like that would be handled by the State of Maine and not the Planning Board.

19:21:08 Charlie Porter: The State of Maine gives the power to the towns to enforce the state junkyard law. Since I've been here, this town has not bothered.

19:21:22 Randy Reynolds: Because the selectmen don't bother. You can't enforce something unless they back you.

19:21:29 Charlie Porter: Unless you put it in here and it's adopted at Town Meeting, then I can enforce it.

19:21:53 Mark Nickerson: Do you get a lot of complaints?

19:22:00 Charlie Porter: Sure I do but what can I do about it? There are three steps, three letters, three visits that you have to make, you don't have to but it is what is recommended for court. Then you go to the selectmen and say, look,



I've done this, this and this and these people refuse to cooperate. What do you want to do? Nothing, we don't have any money and that's where it sits.

19:22:44 Randy Reynolds: We need something in the Ordinance stating that because right now we've got nothing in there.

19:22:44 Charlie Porter: Put it in there so it can be enforced without going through the selectmen.

19:22:55 Randy Reynolds: We talked about this in depth earlier and we decided not to.

19:23:03 Mark Nickerson: Well, Charlie, the complaints you get, are they motor vehicles because there is a branch of the motor vehicles that has a junkyard enforcement. So, then, they're not violating State law?

19:23:03 Charlie Porter: He can only enforce it if they're repairing motor vehicles for sale, like TAs up there.

19:23:34 John McIntire: That's for people who have a licensed de facto junkyard?

19:23:38 Charlie Porter: They don't want to bother, that's the town's responsibility.

19:23:49 Randy Reynolds: I would say leave it right out and let somebody else worry about it.

19:23:58 Barry McCormick: Either you put some teeth to it or forget it. You can put in to refer to the State ordinance on junkyards.

19:26:50 Randy Reynolds: Turn to page 29, now read 29, 30, 31, and 32. Start page 29, section 8. We'll read through this tonight and come back and start digging into it.

19:27:01 Barry McCormick: Section 8, downtown design guidelines, purpose, these guidelines are intended to help preserve and enhance the traditional character of downtown Unity, by assuring that new downtown development is compatible with that character. The traditional character of downtown Unity is ore the result of the basic design and placement of buildings than specific architectural styles. Some of the features that define that character include pitched roofs, vertically-oriented windows, and pleasing scale and proportions. Such features are evident in most of Unity's buildings constructed before 1950, and in many constructed thereafter. It would be interesting to count of the buildings in town that still have any history to them at all before 1950.

19:28:41 Barry McCormick: These guidelines stress general design features rather than specific architectural styles. A newly constructed building must follow certain standards for roof pitch and windows, but need not follow a particular style. An existing building may be renovated in keeping with its existing style, or in any way that is allowed for new construction. The goal is to preserve and enhance downtown Unity's special character, but in a way that allows flexibility and encourages diversity.

19:29:18 Barry McCormick: I'm going to just keep reading. Stop me if you need to jump in. Applicability, these guidelines only apply to certain construction activities with the Downtown District for example, all renovations to existing single-family homes are exempt, and only to design features that are clearly visible from the public road. Definition, a clearly visible feature is one that an average person passing down a road would notice. For instance, a small feature on the side of a building that is only visible from one place on the roadway is not clearly visible. In almost all cases, the back side of a building is not affected; in many other cases where landscaping or neighboring buildings

shield public view, the sides and even the front of buildings may not be affected. See visual screening alternative described later. Applicable activities include a, the construction of any new building downtown, except certain single-family homes as exempted below. B, any exterior renovation made to a downtown commercial building built, sold, or leased to a new tenant after April 1, 1995. C, any exterior renovation made to a downtown multi-family residence built or sold after April 1, 1995. D, any exterior renovation made to a downtown single-family home for the purpose of converting it into a commercial building or multi-family residence. E, any addition made to a downtown commercial building or multi-family residence, or to a single family home for the purpose of converting it into a commercial building or multi-family residence. Thus the following activities are exempt: 1, renovations or additions made to any existing single-family home as long as it remains a single-family home. 2, renovations made to any existing multi-family residence as long as it remains under existing ownership, and 3, renovations made to any existing commercial building as long as it remains under existing ownership or tenancy. In addition, new single-family homes constructed on lots that existed as of April 1, 1995 are exempt, as long as the lot remains in the same ownership as it was on April 1, 1995. Specific provisions, unless following the Visual Screening Alternative described later, all applicable construction activities shall follow specific guidelines for a, basic design (scale, proportion, and size), b, key exterior features (roofs, windows, dormers, porches, and siding); and c, building placement (elevation, setback, and orientation.)

A, basic design, any new commercial building or multifamily residence shall be constructed so that its scale and proportions are compatible with the traditional character of downtown Unity. This means that large buildings with a single, visible wall-face of 40 or more linear feet must follow one of two strategies: 1, breaking up the building visually through use of juts, changes in roof lines, etc., to give the appearance of smaller components, or 2, constructing the building in a traditional style for large buildings (examples a traditional barn, Unity Hardware Store). Existing buildings may be renovated and/or expanded either in ways that are similar to their existing styling or in ways that would be allowed for new construction. Where an existing building is expanded in a way that would not be allowed for new construction, the volume of the addition may not exceed the volume of the existing structure by more than 30%.

B, key exterior features, the visible portions of the roofs of new buildings shall follow one or many traditional styles, including gable, hip, and gambrel. Gable roofs shall be pitched at a minimum of 8:12, unless it meets one of the exemptions described later. Hipped roofs shall be pitched at a minimum of 5:12. Pitch standards do not apply to the roofs of porches, or small building additions or projections, as long as such roofs are compatible with the building's overall roof design. The Planning Board may, at its discretion, allow: 1, gable roofs to be pitched as low as 7:12 on larger buildings, if a higher pitch would, in the opinion of the planning Board, create a height problem; or 2, gable roofs to be pitched as low as 6:12 on traditionally-styled buildings that have two full stories above-ground before the roof begins.

Porches, dormers, or other building projections clearly visible from the street shall be compatible with the architectural character of the building. Any exterior stairway shall be designed and/or placed so that the impact on the building's overall lines are minimized. The clearly visible windows and doors of all new buildings shall be placed in a traditional pattern. In particular, clearly visible windows shall have a vertical orientation, the result of using either traditional, narrow windows (roughly 2 times higher than they are wide) or wider windows that retain a vertical orientation through the use of mullions or other architectural devices. Building renovations that involve window or door replacement shall either use components similar to what existed before, or components that are allowed for new buildings. The building exterior clearly visible from the street should be compatible with the traditional character of downtown Unity. Clapboard (including vinyl, concrete, and aluminum siding), shingles, or traditional brick are examples of compatible sidings. Brush or fluorescent exterior colors are not allowed.

C, building placement, a new building's foundation elevation (above grade), its setback from the road, and its orientation toward the road shall be compatible with neighboring structures that are located on the same road and within 200' of the new building.

Special design review committee, the Planning Board shall create a Design Review Committee to help review proposed designs on all new commercial and institutional buildings that trigger both Downtown Design Guidelines and Development Review. This Committee shall consist of three members. AT least one member shall be a Unity resident. AT least two members shall have professional design experience. This Committee shall be provided copies of plans of proposed buildings and landscaping, and given an opportunity to provide feedback on these plans to the Planning Board before any permit is issued. The Committee's input will be advisory to the Planning Board. Those Committee members who live outside of town may, at the planning Board's discretion, be compensated an amount not to exceed \$50 per application, paid for by the applicant.

Visual screening alternative, construction activities need not comply with the specific provisions if the resulting structure is located at least 200 feet from the road right of way and is screened from view from the street through appropriate landscaping. Such landscaping shall consist of trees or shrubs that effectively and attractively screen at least 80% of the building from view throughout the year. This means that screening must include either adequate conifers and/or very dense buffers of deciduous trees. The owner of a property that was issued a building permit conditional on this visual screening alternative will be considered in violation of this ordinance if the requirement of screening at least 80% of the building from view throughout the year is not accomplished within 5 years of construction.

Administration and appeals, where these guidelines are applicable, an applicant for a building permit shall seek either 1, design approval (complying with the Specific Provisions), or 2, landscaping approval (complying with the Visual Screening Alternative). The building permit application shall provide sufficient detail to allow the Planning Board to assess adequately, either the proposed design or landscaping plan. This would include building elevation drawings for all new structures or major renovations. Where the Planning Board finds that either a design or landscaping plan does not satisfy the intent of these Guidelines, it shall deny approval and explain to the applicant in writing the reasons for doing so. Where appropriate, the Planning Board shall suggest to the applicant ways the design of landscaping plan may be modified to satisfy the Guidelines. The applicant may resubmit a modified building permit application without an additional fee. Appeals may be made in accordance with the procedures outlined in the Board of Appeals Ordinance of the Town of Unity.

19:48:00 Meeting closed.

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