

**TOWN OF UNITY
LAND USE REVIEW COMMITTEE MEETING MINUTES
JANUARY 22, 2014
LOCATION: UNITY MASONIC HALL, UNITY, MAINE**

MEMBERS IN ATTENDANCE: Randy Reynolds, Barry McCormick, Jim Kenney, Mark Nickerson, Charlie Porter, Tony Avila

MODERATOR: Jim Kenney

OBSERVERS: None.

RECORDER: Sherry Powell-Wilson

18:35:06 Jim Kenney: You have the Minutes? There is a small modification needing to be made in the date in the heading.

18:35:37 Randy Reynolds: I make the motion to accept as read. [Seconded]

18:35:53 Jim Kenney: Approved. The Comp Plan Committee is hosting a vision session on Saturday at the Performing Arts Center, a.k.a. Dorothy Jones' house that starts at 11:30 in the morning. Lunch is provided for free. If you need daycare, it's available there. If the weather is not passable, reschedule for the 1st. The end of the session is targeted for 4:30.

18:36:42 John McIntire: Promptly. I'm encouraging you all to come.

18:37:23 Randy Reynolds: [Passed out Item 7: Proposed New Procedure for Permitting Accessory Structures] I have something; Charlie brought me this the other day. This is something that should be in the Land Use Ordinance, it should've been in there (Section II: Administration).

18:39:32 Charlie Porter: Any new land use that they pass during the year goes into a book. This was passed at Town Meeting. Keep the old one though. I've been doing it anyway.

18:39:46 Randy Reynolds: Well, it appears that it has to be put in, and I just wanted everyone to see it. This just makes it official.

18:41:19 Jim Kenney: Have you ever been challenged by the Planning Board?

18:41:24 Charlie Porter: No but the trouble is, you can get challenged.

18:41:31 Randy Reynolds: This makes it so you have some backup in the Ordinance.

18:41:38 Mark Nickerson: If they don't reappoint that authority to you every year...

18:41:48 Barry McCormick: What if we just change it and say that the Code Enforcement Officer has the authority to do up to 5 structures period, and take the Planning Board right out.

18:42:09 Barry McCormick: How about take it right out of there period and say you have the authority as Code Enforcement Officer.

18:42:15 Jim Kenney: Start the sentence with the Code Enforcement Officer has the authority to approve, and go from there.

18:42:26 Barry McCormick: I know we did discuss that at some point.

18:42:32 Mark Nickerson: I'm trying to remember, what size structure can somebody build without having to get a building permit?

18:42:41 Charlie Porter: It's 100 square feet [10 x 10].

18:42:45 Jim Kenney: But don't be 100 square feet and 1/4 inch.

18:42:47 Charlie Porter: I'm a pain in the butt but not that bad!

18:43:08 Randy Reynolds: Back up to page 18, number 4 A, I want to go back and make sure it's written right, a new driveway that is over.... Let me read mine and see if that's what we want. Any new driveway that is over 150 feet in length, and serves a year-round residence requires a signed statement from the Fire Chief stating that the proposed driveway appears adequate for emergency vehicle access.

18:43:53 John McIntire: We took the 12" gravel and 12' travel way bit out?

18:44:14 Randy Reynolds: I think we have that covered in another area. Right here on C, 12' travel way, 2 foot shoulders. Why redo it?

18:44:33 John McIntire: That's not referring to a driveway, that's a road that is going to be accepted by the Town. C doesn't talk about individual driveways.

18:44:59 Barry McCormick: Doesn't it still boil down to the Fire Chief's okay? Even if it had all of that stuff and there were bumps and stuff, it still might not pass.

18:45:34 Randy Reynolds: And it's the Fire Chief who has to make sure there is still enough gravel.

18:45:41 Barry McCormick: It's up to him to know that that truck can get in and out of there no matter what.

18:45:47 Charlie Porter: I would leave it in there, the 12-inch gravel base because that's what I tell them right off the bat. Don't leave any ambiguity at all. It's bad enough when you have to go back to them after they have built and then say, hey, you better have a turnaround or a hammer in here for emergency vehicles.

18:46:19 Randy Reynolds: How to word this, any new driveway that is over 150 feet in length shall have a 12-inch gravel base, a 12-foot travel way, and handwritten approval from the Fire Chief.

18:4:50 John McIntire: Otherwise, they're going to wind up with a driveway that looks like mine.

18:47:24 Randy Reynolds: Okay, requires a signed statement from the Fire Chief stating that the proposed driveway appears adequate for emergency vehicle access. John brought up something about is that strong enough?

18:47:24 John McIntire: There are two conditions here, and I don't know if you want to meet both conditions or one or the other.

18:47:39 Barry McCormick: One being the depth of the driveway and stuff?

18:47:45 Randy Reynolds: Wait, you're going on the old one [Randy passed out new document]. Let me read it as I have it written now, any new driveway that is over 150 feet in length, must have a minimum 12-inch gravel base and be at least 12 feet wide, and serves a year-round residence, requires a signed statement from the Fire Chief stating that the proposed driveway appears adequate for emergency vehicle access.

18:48:55 Mark Nickerson: I thought we got of that serves a year-round residence?

18:49:22 Randy Reynolds: Well, the driveway is going to be year-round no matter if they're there or not.
How about, serves a residence?

18:49:33 Barry McCormick: But what if it's a barn? Why couldn't we just say, any new driveway that is over 150 feet in length, shall have a 12-foot travel way, 12-inch gravel base, and a signed letter from the Fire Chief stating that it is suitable for emergency vehicle access. It's any new driveway so they have to put it in right to begin with, whether it goes to a barn or whatever.

18:50:12 Jim Kenney: Should we add a sentence saying any new driveway shorter than 150 feet is exempt?

18:50:29 John McIntire: The first sentence says anything over 150 so I think the last sentence would be redundant.

18:50:39 Randy Reynolds: I think that's why we took it out last week.

18:50:54 Mark Nickerson: I thought we took out the length, what difference how long it is?

18:51:05 Barry McCormick: Just say any new driveway.

18:51:06 Randy Reynolds: Must have a 12-inch gravel base, be at least 12 feet wide, that serves a residence, requires a signed statement from the Fire Chief stating that the proposed driveway appears adequate for emergency vehicle access.

18:51:20 John McIntire: If it was 150 feet, it would have to have a turnaround; anything shorter, you should be able to back out.

18:51:34 Randy Reynolds: I'm happy. Go to page 21. This is what we have already covered, we're just going over it again.

18:52:17 Barry McCormick read through rest of document.

Discussion regarding what is left to be covered. It was agreed upon by all present that we will continue on and to be able to present the Town of Unity Land Use Ordinance in whole for approval. More discussion regarding what is left, possible time involved to complete (most likely not by Town Meeting), completion regarding formatting issues, etc.

20:00:00 Meeting adjourned.

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