

**TOWN OF UNITY  
LAND USE REVIEW COMMITTEE MEETING MINUTES  
SEPTEMBER 17, 2014  
LOCATION: FIRE DEPARTMENT, UNITY, MAINE**

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

**MODERATOR:** Jim Kenney

**OBSERVERS:** Garrett Morrison

**RECORDER:** Sherry Powell-Wilson

18:46:19 Jim Kenney: You have the Minutes? Any comments?

18:47:04 Randy Reynolds: I make the motion we accept as done. [All in favor.]

18:47:11 Jim Kenney: Any discussion? They are approved. Garrett, on 10.1.1., did we capture what you had in mind? [Yes.] We took out all conversations of the buffer strip so that's why you see buffer strip with the line struck through it.

18:50:24 Garrett Morrison: I'd like to make a comment on the 10.2.1.2, I haven't looked at the plumbing code regulations for some time. In the past a sewer site had to be designed and approved by a site evaluator who may be a soil scientist or geologist or an engineer.

18:50:49 Jim Kenney: Right now, Charlie, it's the plumbing inspector approves the design...

18:50:49 Charlie Porter: You have a person who goes out and designs it, a soil scientist, and he brings this piece of paper, proof, back to the plumbing inspector. That's when the plumbing inspector signs the approved permit.

18:50:57 Jim Kenney: Does that answer your question?

18:51:02 Garrett Morrison: No, because what I'm concerned about is that you don't have to be an engineer to do this, and if you put that in the Ordinance somebody is going to be a stickler.

18:51:17 Charlie Porter: You don't have to be an engineer.

18:51:28 Garrett Morrison: I would say design by a site evaluator.

18:51:30 Randy Reynolds: Which is technically correct.

18:51:37 Jim Kenney: Okay, lots served by a site evaluator, by a licensed soil evaluator. I think what they're trying to say is a single subsurface, for a home, I think that's what the individual, right? And central is, this is in mobile homes. I think individual is for one family, right?

18:52:25 Garrett Morrison: Individual lot as opposed to a commodity.

18:52:52 Barry McCormick: Maybe it's just me but the sentence doesn't make sense to me. Lots served by an engineered, permitted individual subsurface sewer disposal system. What is that supposed to tell us, that they need a permit?

18:53:11 Jim Kenney: How it read before this modification, lots served by individual subsurface sewer disposal system. It means one.

18:53:22 Barry McCormick: What are we trying to do here?

18:53:26 Jim Kenney: They need a permit to put in a septic system. We're trying to say who can authorize it.

18:53:39 Barry McCormick: Lots served by an engineered subsurface wastewater disposal system must...

18:53:47 Garrett Morrison: Must be designed by a licensed site evaluator.

18:54:17 Jim Kenney: I like it. Must be designed by a licensed site evaluator. Lots served by individual subsurface sewer disposal systems must be designed by a licensed site evaluator, and that goes into both of them.

18:54:52 Randy Reynolds: Would it make a difference if we put lots served for, and take out by and put in for, for a subsurface sewer disposal system

18:55:09 Garrett Morrison I think you want 'by' because you're talking about the design of a system and the lot is being served by that system.

18:55:15 Jim Kenney: Before we started changing this we were just trying to state the lot size and we've inserted how the qualification. We might be doing the wrong thing.

18:55:36 Barry McCormick: That's what I'm trying to do. You're just trying to tell them that you need a permit if it's an individual subsurface wastewater system or an individual.

18:55:49 Jim Kenney: What I think we need is a preamble that said subsurface sewage and wastewater sewerage disposal systems shall be designed by a site evaluator, and then go back to what it was. We were trying to do too much within the sentence. We can work it.

18:56:56 Garrett Morrison: If you had under 10.2, performance standards, a 10.2.1, lot size, just as a heading, then both of these would refer to the lot size.

18:57:18 Jim Kenney: I'll work it and I'll show you guys.

18:57:24 Garrett Morrison: Basically these paragraphs are discussing size.

18:57:32 Jim Kenney: The paragraph as it is now has the 10.2.1.1., lots served by a public sewer, year long, the various streets, and it's under mobile homes so mobile home park, that's what we're dealing with.

18:58:07 Barry McCormick: I think I should have shut up. The more I read it and what I just heard Garrett say, it's more geared to the two different systems and the size of the lot.

18:58:23 Jim Kenney: It's defining the size of the lot.

18:58:27 Barry McCormick: Putting what you would up top.

18:58:31 Randy Reynolds: You don't need an engineer though.

18:58:36 Jim Kenney: What we settled on, I believe, is a licensed site evaluator. I'm going to put something up under performance standards that in all cases you need a licensed site evaluator.

18:58:54 Charlie Porter: And a permit from the plumbing inspector. Put it right there with it so they know they have to have this and this.

18:59:24 Jim Kenney: Was the applicability....all mobile home parks as defined in this document, see appendix 1 definition, which are established in Unity after the adoption date? Is that okay. Placing a mobile home on any lot would require a permit is already stated, see 253, permits required.

18:59:51 Randy Reynolds: Put that in here, refer to that paragraph.

19:00:03 Charlie Porter: On top.

19:00:06 Jim Kenney: I then took out buffer strip, conversion of park, no mobile home park may be sold or conveyed without the prior approval of the Board of Selectmen or the Planning Board. You were using elected officials but it has been defined as the Board of Selectmen. Any such lot sold or conveyed shall meet the lot size requirement of the district in which it is located. All I did was strike Planning Board and inserted Board of Selectmen. I referenced the Aquifer Protection Ordinance. Okay guys? That came out of the last meeting.

19:01:02 Charlie Porter: Weren't we formed as part of the Comprehensive Plan?

19:01:06 Jim Kenney: No, we were not. They were formed after we were formed. Who had homework to do?

19:01:52 Charlie Porter: I did and I didn't do it.

19:01:57 Jim Kenney: Your homework was not related to the Land Use Ordinance, it was to property maintenance.

19:02:09 Garrett Morrison: I did but it's the Aquifer Protection thing.

20:00:00 Meeting closed.

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