

**TOWN OF UNITY, MAINE
PLANNING BOARD MINUTES**

DATE/TIME: Wednesday, May 24, 2017

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Jean Bourg, Jason Bosco, Donald Newell, Sherry Powell-Wilson

COMMITTEE CHAIR/VICE CHAIR: Jean Bourg, Vice Chair

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT: Penny Picard Sampson, Tony Avila

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application #146 05/09/2017	Applicant: Ronald Valles Present: Ronald Valles	Map 9, Lot 34 265 Town Farm Road	New Home	Yes	Old structure to be removed within 2-years from date of this application. If not done by the applicant, the Town has the authority to remove the old structure and bill the applicant.

Construction Application #147 05/11/2017	Applicant: Gideon Stoll Present: Gideon Stoll	Map 12, Lot 57-7 83 Fisher Road	Shed/ Greenhouse	Yes	None
Construction Application #148 05/11/2017	Applicant: Robert Chapman Present:	Map 008, Lot 001 340 Albion Road	Install slab for doublewide installation	Yes	Singlewide trailer to be removed within 12 months of doublewide installation. If applicant decides to have two structures on the property (keep current trailer in place), will need approval by the Planning Board.
Construction Application #149 05/16/2017	Applicant: Nathan Cota Present: Nathan Cota	Map 5, Lot 22 42 Waning Road	Addition to single-family dwelling, 580'	Yes	None
Construction Application #150 05/22/2017	Applicant: Caleb Stoll Present: Caleb Stoll	Map 12, Lot 46 368 Thorndike Road	Single-story office/breakroom 24' x 32'	Yes	Will require a plumbing permit.
Lot Permit Application (mailed)	Applicant: Robert Vandeventer Present: Robert Vandeventer	Map __, Lot __ 35 Grady Place (off Waning Road)	Lot off a subdivision	Yes	

Jean Bourg called the meeting to order at 7:09 P.M.

New Business

Construction Application and Permit #146 – Project is to disassemble and recycle (partially) current structure into a new house to be located on the opposite side of the driveway. Current structure is 33’ from the road. Proposed structure will be at least 50’ from all boundaries. New structure will be built on heated slab. Charlie advised applicant has two years to dismantle old structure. Remainder of current structure not used to be buried within the current foundation (mainly the floor). Don Newell made the motion to approve (and Jason seconded) the application with the condition that old structure is to be removed within 24 months of the date of this permit, and if not removed the Town has the authority to remove the structure and bill the applicant. Applicant agreed. All in favor. Motion carries.

Construction Application and Permit #147 – Project is to add a lean-to structure, 17’ x 60’, on the side of existing barn that will serve as a greenhouse/shed. Future plans include a drain for washing produce and eggs and the applicant will contact David Schofield at that time. Donald made the motion to approve the application with no conditions. Jason seconded. All in favor. Motion carries.

Construction Application and Permit #148 – Project is to install a slab for a doublewide, 28’ x 52’. Applicant not present at the meeting. The assumption is that the current trailer on the property will be removed. David Schofield will have to sign off on the current well and septic. Don made the motion (and Jean seconded), to approve the application with the condition that the current trailer will be removed within 12 months following the installation of the doublewide. If the applicant chooses to keep the current single-wide trailer on the property, will need permit approval. All in favor. Motion carries.

Construction Application and Permit #149 – Project is to remove a porch from the front and replace with a room. No plumbing involved. Don made the motion to accept the application without conditions, Jason seconded. All in favor. Motion carries.

Construction Application and Permit #150 – Project is to build a single-story office/breakroom. Don made the motion to approve the application (Jason seconded) with the condition that the applicant acquire a plumbing permit. All in favor. Motion carries.

Lot Permit Application ____ - Applicant wishes to divide a lot. Board members determine lot in question has already been approved (original application for a subdivision). Don made the motion to approve, Jason seconded. All in favor. Motion carries.

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Old Business

Minutes were accepted as read. Don made the motion to approve, Jason seconded. All in favor. Motion carries.

Seeing no further business to attend to, Sherry made the motion to adjourn, Jason seconded. All in favor.

Meeting closed at 7:50 P.M.

Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Minutes Approved: 06/28/2017

DRAFT