

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

DATE/TIME: Wednesday, February 22, 2017

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Donald Newell, Mark Nickerson, Jean Bourg, Jim Porter, Sherry Powell-Wilson

COMMITTEE CHAIR/ACTING CHAIR: Jim Porter, Committee Chair

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT: Tony Avila, Penny Picard-Sampson

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application and Permit #136, 02/21/17	Applicant: James Hochstetler Present:	418 Thorndike Road Map 12 Lot 46-B	Stick frame	Yes	

Jim Porter called the meeting to order at 7:06 PM.

New Business

Construction Application and Permit #136, Applicant James Hochstetler, Property owner Abner Stoll, 418 Thorndike Road. The application is to build a 3000 sq ft (50 x 60) storage barn for storage of wholesale organic products. Planning Board in receipt of signed permission from the landowner. Don made the motion to approve, Mark seconded, all in favor. Motion carries.

The Planning Board has been requested to revisit Scott Bryant's inquiry to locate an embroidery business on the former Larry Hubbard

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property on the Thorndike Road. It is believed that the Planning Board misinterpreted the Ordinance in that it based its decision on only one part of the listed conditions, that being that the activity has to occur at a home-based business. The Ordinance reads:

Section VII. Special Performance Standards

3. Retail Activity in the Rural District

A business or other entity located in the Rural District may only engage in retail activity involving sales of goods or services if one of the following conditions exist:

- A. The activity occurs at a home-based business; or
- B. The activity primarily involves the sale of goods that are either grown, made, or substantially altered on the premises, or of services related to those goods; or
- C. The activity is not expected to attract more than 20 car trips of retail customers per day; or
- D. The activity occurs less frequently than 15 days in a given year; or
- E. The business is primarily engaged in the sale or repair of motor vehicles or other motorized equipment such as lawn mowers or chainsaws.

Planning Board members agree that the business venture introduced by the Bryants clearly would meet *C, the activity is not expected to attract more than 20 car trips of retail customers per day*. Therefore, it was determined that there wasn't enough discussion about the nature of the business at the 12/14/2016 Planning Board meeting regarding Mr. Bryant's proposal. The Planning Board encourages the Bryants to clear up the matter regarding the size and ownership of the property with the property owner, and they are encouraged to submit an application and return to the Planning Board in order to move forward with this project should they wish. Jean made the motion to send a letter to the Bryants stating the above, Mark seconded, all in favor. Motion carries.

Mary Ann Hayes, a member of Unity's Economic Development Committee (EDC), sat with the Board to discuss limitations in the current Land Use Ordinance regarding living facilities and how it is negatively affecting the EDC's ability to plan. There was lengthy discussion regarding the current Land Use Ordinance's regulations, and discussion regarding proposed changes to the Ordinance. The proposed Land Use Ordinance, and proposed Comprehensive Plan currently are with KVCOG for review. There was discussion on how to move forward to marry the two documents together in such a way that the project could be presented to the residents at Town Meeting for a vote. KVCOG has offered to finish the project but it would require more funds. There is currently \$3,000 left over from what was appropriated to the Comprehensive Plan revision. Mary Ann suggested that perhaps funds could be directed from TIF funds to finish the project.

Old Business

The Minutes from January's meeting were reviewed. Jean made the motion to approve, motion was seconded, all in favor. Motion carries.

Planning Board meeting closed at 8:04 PM.

Meeting adjourned promptly at 7:39 PM.

**Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Minutes Approved: 03/22/2017**