

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

DATE/TIME: Wednesday, July 26, 2017

LOCATION: Unity Town Office

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

COMMITTEE MEMBERS ABSENT: Eileen McCue, Jason Bosco

COMMITTEE CHAIR/VICE CHAIR: James Porter, Committee Chair; Jean Bourg, Vice Chair

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT:

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application & Permit #152 06/02/2017	Daniel Hershberger Present: Daniel Hershberger	Map 12, Lot 38 Leelyn Drive	2-story house w/attached 1-story garage, 34' x 72' barn, 34' x 96' greenhouse, small barn on opposite side of driveway from house	Yes	
Development Permit Pre-Application & Cover Sheet	Dana Edwards Present: Daryll Ginn	Map 11, Lots 42-1 Route 202	Preapplication for 4-lot subdivision	Yes	See below for detailed description.
Maine Farmland		School Street	Signage	Yes	Subject to meeting all of

Trust/MOFGA					Section 7 Special Performance Standards, Part 2, Commercial Signs
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Jim called the meeting to order at 7:15 PM. Introductions were made around the table.

Construction Application & Permit #152, Daniel Hershberger – Application is to build a two-story house with attached one-story garage, 34' x 72' barn, 34' x 96' greenhouse, and small barn. No current address on Leelyn Drive. Will have circle turnaround for emergency vehicles. CEO approved. Don made the motion to approve, Mark seconded, all in favor. Motion carries.

Type 1 Development Permit Pre-Application, Dana Edwards – Plan is to subdivide land into four lots, which could be commercial or residential. Discussion regarding guidelines to be met including Downtown District. Applicant to submit legal description of each lot demonstrating setbacks on the final survey being 150' well setback from agricultural property, 15' setback from sidelines, and highway setbacks of 50' from center line or 15' from edge of highway right of way, whichever is further back, and DOT permits for driveways off Route 202. Also subject to satisfactory soil test on each lot for a subsurface sewerage disposal system, and the location of each soil test will be shown on the final survey. Applicant also encouraged to minimize number of road cuts to minimize traffic hazards. It was suggested that two lots could share a single road cut at the common property boundary. Don made the motion to accept, Mark seconded, all in favor.

Maine Farmland Trust/MOFGA – Request is to install a sign between the building and the sidewalk on School Street. Don made the motion to approve the request with the stipulation that all standards are met as detailed in the Land Use Ordinance, Section 7, Special Performance Standards, Part 2, Commercial Signs. Jean seconded, all in favor. Motion carries.

Reading of June 2017 Minutes dispensed. Don made a motion to accept the June 2017 Minutes. Mark seconded. All in favor. Motion carries.

Next Planning Board meeting scheduled for Wednesday, August 23, 2017.

Motion made to adjourn at 7:50 P.M. All in favor.

Respectfully submitted,
 Sherry E. Powell-Wilson, Notary Public
 Minutes Approved: 09/27/2017