

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

DATE/TIME: Wednesday, June 28, 2017

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Jean Bourg, Jason Bosco, Donald Newell, Eileen McCue, Mark Nickerson, 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 & Permit #151 05/30/2017	Applicant: Randal & Juanita Reynolds Present: None	5 Chestnut Street Map 011, Lot 033-01-0	House & Garage	Yes	
Construction Application & Permit #159 06/20/2017	Applicant: Randal & Juanita Reynolds Present: None.	4 Chestnut Street Map 011, Lot 033-01-12	Residential	Yes	
Construction Application & Permit #153 06/06/2017	Applicant: Randall W. Butler Present: Randall Butler	75 Vickery Lane Map 17, Lot 17	Deck, 512 sq ft	Yes	
Construction Application & Permit #157 06/14/2017	Applicant: Michael Murch Present: Michael & Janet Murch	628 Town Farm Road Map 6, Lot 14	Replace mobile home with two-bedroom home increasing to 708 sq ft	Yes	Needs plumbing permit for replacement of septic.

Construction Application and Permit #158 06/16/2017	Applicant: Nathan Pelkey of Bible Baptist Church of Maine Present: Nathan Pelkey	669 Albion Road Map 4, Lot 9	Widen driveway and add a parking lot.	Yes	
Construction Application and Permit #160 06/23/2017	Applicant: Jeremy Edwards Present: Jeremy Edwards	35 Plaza Drive Map 017, Lot 004	Install stick-built storage unit, 30 x 100	Yes	
Construction Application and Permit #161 06/26/2017	Applicant: Mary Anderson Present: Mary Anderson	133 Hunt Road Map 6, Lot 11-3	Add a garage w/breezeway to existing structure, 1000 sq ft	Yes	Needs to obtain a plumbing permit.
Construction Application and Permit #____ 06/09/2017	Applicant: Unity College Present:	Map 11, Lot 60	Install 20' gazebo	Yes	
Lot Permit Application	Applicant: John & Dawn Flanzer Present: John Flanzer	Map 2, Lot 16 at 64 Libby Hill Road	Sell portion of Lot #16	Yes	Applicant to provide a copy of the new lot survey and legal description to the Town along with a letter from the surveyor stating that the remainder of the lot being divided is at least 2.8 acres in size.

Jean called the meeting to order at 7:01 P.M.

Welcome to newest Planning Board member, Eileen McCue.

Construction Application and Permit #151, Randal and Juanita Reynolds – Preapproved subdivision. Requesting to build a house and garage on .71-acre lot. Charlie has approved. Motion made to approve, Sherry seconded. All in favor. Motion carries.

Construction Application and Permit #159, Randal and Juanita Reynolds – Preapproved subdivision. Requesting to build a residence at 4 Chestnut Street. Charlie has approved. Motion made to approve, Sherry seconded. All in favor. Motion carries.

Construction Application and Permit #153, Randall W. Butler – Requesting to add a deck, 512 sq ft. Charlie approved. Don made the motion

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to approve the application, Mark seconded, all in favor. Motion carries.

Construction Application and Permit #157, Michael Murch – Requesting to replace current mobile home with a stick-built two-bedroom home, increasing the size to 708 sq ft. Will use existing well. Charlie has approved. Motion made to approve permit subject to receiving a plumbing permit for replacement of the septic system. Jason seconded. All in favor. Motion carries.

Construction Application and Permit #158, Nathan Pelkey – Request to widen driveway and add parking. Lot size is 2.2 acres. State has issued a permit. Charlie has approved. Don made the motion to approve, Mark seconded, all in favor. Motion carries.

Construction Application and Permit #160, Jeremy Edwards – Request to install stick-built storage unit, 30 x 100 sq ft. Charlie has approved. Don made the motion to approve, Mark seconded, all in favor. Motion carries.

Construction Application and Permit #161, Mary Anderson – Current structure on 13-acre lot. Request is to expand the kitchen/storage area and add a breezeway w/garage. Charlie has approved. Don made the motion to approve the permit subject to the applicant obtaining a plumbing permit. Mark seconded, all in favor. Motion carries.

Construction Applicant and Permit #____, Unity College – Request is to install a 20-ft gazebo. Charlie has approved. Don made the motion to approve, Jason seconded, all in favor. Motion carries.

Lot Permit Application, John and Dawn Flanzer – Request is to sell 20 acres of farmland off current lot. There is a question regarding the accuracy of the current deed description of the lot to be divided. Don made the motion that the application be approved subject to the applicant providing a copy of the new lot survey and legal description to the Town along with a letter from the surveyor stating that the remainder of the lot being divided is at least 2.8 acres in size. Mark seconded. All in favor. Motion carries.

Don made a motion to accept the May 2017 Minutes as read. Mark seconded. All in favor. Motion carries.

Motion made to adjourn at 7:54 P.M. All in favor.

Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Minutes Approved: 07/26/2017

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