

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

DATE/TIME: Wednesday, August 23, 2017

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: James Porter, Chairman, Donald Newell, Jean Bourg, Eileen McCue, Jason Bosco

COMMITTEE MEMBERS ABSENT: Sherry Powell-Wilson, Mark Nickerson

COMMITTEE CHAIR/VICE CHAIR: James Porter, Chairman

SECRETARY: Eileen McCue (for Sherry Powell-Wilson)

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT: Penny Sampson

Application #/Date	Applicant Name	Building Site Address
Construction Application & Permit #171 08/17/2017	Jeremy Edwards Present: Jeremy Edwards	Map 17, Lot 004-01 Plaza Drive
Construction Application & Permit #165 After the Fact 08/02/2017	Jim Colbert Present: Jim Colbert	Map 7, Lot 15-4 Bacon Road

Construction Application & Permit #173 08/22/2017	Mary Anderson Present: Mary Anderson	Map 6, Lot 11-3 Hunter Road
Construction Application & Permit #172 08/18/2017	Joshua Kerksmar, Present: Joshua Kerksmar	Map 2, Lot 13 Waning Road
Construction Application & Permit #167 08/11/17	Envirem Organics Ltd. Present: Bob Kiely	Map 11, Lot 49 Corn Shop Road

Jim called the meeting to order at 7:05 PM. Introductions were made around the table.

Construction Application & Permit #171, Jeremy Edwards – The Old Homestead Restaurant building was converted to office space which has remained vacant, proposal to convert to a three bedroom/one bath lodging/living space to be booked through Airbnb. Don made the motion to approve subject to the building maintaining only a single bathroom, Jason seconded, all in favor. Motion carries.

Construction Application & Permit #165, Jim Colbert - Construction of a 24' x 30' garage, property is on map 7 (not 17 as listed on application). Don made the motion to approve, Jason seconded, all in favor. Motion to approve carries.

Construction Application & Permit #173, Mary Anderson - Construction of a 24' x 36' workshop. Don made the motion to approve, Jason seconded, all in favor. Motion to approve carries.

Construction Application & Permit #172, Joshua Kerksmar - Construction of a new 3-4 bedroom home. Jean made the motion to approve subject to receipt of plumbing permit and septic design, proposed structure size amended to 2000-2800 sq ft, Jason seconded, all in favor with one abstention. Motion carries.

Construction Application & Permit #167, Envirem Organics, Bob Kiely - Conversion of existing office space into living/sleeping space. Has met with fire marshall and is prepared to upgrade doors and alarms. Preliminary discussion regarding potential future subdivision and sale of a portion of the property to Netco for a commercial sales and training office. The committee thought this could be approved in the future given approval from the Unity Utilities District regarding water and sewer usage. Don made the motion to approve the change of use to create sleeping space subject to fire marshal approval, Jason seconded, all in favor. Motion carries.

Approval of July meeting minutes was deferred to the next meeting.

Next Planning Board meeting scheduled for Wednesday, September 27, 2017.

Motion made to adjourn at 7:55 P.M. All in favor.

**Respectfully submitted,
Eileen McCue
Minutes Approved:**