

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

DATE/TIME: Wednesday, September 27, 2017

LOCATION: Unity Town Office

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

COMMITTEE CHAIR/VICE CHAIR: Jim Porter, 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 #179 09/26/2017	Applicant: Michael McCormick Present: Michael McCormick	45 Cedar Place Map 3, Lot 12	Replace existing trailer	Yes	
Lot Permit	Applicant: Ursula Chase Present: Mike Falla, Falla & Sons	Bryant Road	Lot Partitioning	Yes	
Development Permit Pre-Application & Cover Sheet	Applicant: Dana Edwards Present: Daryll Ginn	Map 11, Lots 42-1 Route 202`	Preapplication for 4-lot subdivision	Yes	

Jim called the meeting to order at 7:00 P.M.

Construction Application & Permit #179 – Michael McCormick – Request to replace existing trailer with another trailer, same size (12 x 65). Don made the motion to approve without conditions, Jean seconded. All in favor. Motion carries.

Lot Permit – Ursula H. Chase – Request to partition lot into five lots, formerly Unity Tax Map 3, Lot 3 to Unity Tax Map 3, Lot 15-2, Unity Tax Map 3, Lot 15, Unity Tax Map 3, Lot 4-1, Unity Tax Map 3, Lot 12. The property has been left to five heirs, therefore, is exempt from subdivision per Maine Revised Statutes Title 30-A: Municipalities and Counties, Part 2, Subpart G-A, Chapter 57, Subchapter 4, Section 4401, D-1. Said section states “a division accomplished by devise does not create a lot or lots for the purpose of this definition.” One lot has a dwelling on it (old Chase house). Don made the motion to accept, Sherry seconded. All in favor, none opposed. Motion carries. Jim reminded that when the deeds are drawn up that the Town will need a copy of each.

Development Permit Pre-Application & Cover Sheet – Dana Edwards – Mr. Ginn returned to the Planning Board with MeDOT Driveway/Entrance Permits. He also supplied updated plans that indicate the required setbacks per the Unity Land Use Ordinance. Don advised that the restrictions stated regarding registered farmland do not apply as the abutting property is not registered farmland (through the Registry of Deeds). Don also confirmed that the Downtown District design guidelines do apply for residential properties. Don made the motion to accept, Sherry seconded. All in favor, none opposed. Motion carries to allow Mr. Ginn to move forward with this project.

Charlie Porter made a special request for language to be obtained and incorporated in Unity’s Land Use Ordinance that all mobile homes 10 years or older being moved into Unity have to be inspected by an electrician, a plumber, and an oil burner mechanic. There was discussion that this is beyond the scope of the Planning Board’s powers but that such language could be drawn up and incorporated into the Land Use Ordinance by Town vote.

Don has obtained an updated sketch for the Kerksmar project on the Waning Road and will attach that to the current application, Map 2, Lot 13 on the Waning Road.

Planning Board Minutes of July 26th and August 23rd - Don made the motion to approve, Jean seconded. All in favor. Motion carries.

Motion made to adjourn at 7:47 P.M. All in favor.

**Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Minutes Approved: 10/25/2017**