

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

DATE/TIME: Wednesday, May 27, 2020

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Donald Newell, Jean Bourg, Jason Bosco, Gerry Saunders, Bob Portner, Mark Nickerson, Sherry Powell-Wilson

COMMITTEE CHAIR/ACTING CHAIR: Jean Bourg

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT: Penny Picard Sampson

COMMITTEE MEMBERS NOT PRESENT:

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application & Permit #295 05/26/2020	Applicant: Adam Nordell Present: Adam Nordell	142 Stevens Road, Map 5 Lot 6 Shoreland: No	Addition to garage (lean-to) for vegetable work/pack, 600 sq ft, 15 ft height	Yes	None
Construction Application & Permit #290 05/05/2020	Applicant: David Smith & Deb Dutton Present:	335 Quaker Hill Road, Map 8, Lot 28 Shoreland: No	Two-car garage, 24' x 32' x 25'	Yes	None
Lot Permit Application	Applicant: Douglas & Patrice Fox Present: Douglas Fox	216 Stagecoach Road Map 13, Lot 24	Divide 29 acres (Resulting in two lots, 1.3 and 27.7 acres)	Yes	Deed for lot 29 needs to specify square footage.

A "scoping meeting" regarding the proposed Dunkin Donuts project on Main Street was scheduled between the DOT and Town officials at 2:00 pm via ZOOM

platform earlier this day. Jean and Don were able to attend. The DOT has no concerns with the project. The intended ingress and egress to the business will be from Vickery Lane. A preliminary meeting is planned for the next Planning Board.

#295 Adam Nordell – CEO approved. Water used to cleanse vegetables, no detergents used. Don made the motion to approve, Mark seconded. All in favor.

Lot Permit Application – Douglas & Patrice Fox – CEO approved. Applicant creating one new lot w/septic and building on it. Minimum lot size in rural zone is 20,000 sq ft. (1.3 acres = 56,628 sq ft). Don voluntarily abstained as he is the agent for this transaction. Condition is that the deed for the new lot (29) needs square footage specified. Applicant agreed and will return deed to the Town Office. Gerry moved to approved, Mark seconded. All in favor.

#290 – David Smith & Deb Dutton – CEO approved. Abuts farmland owned by applicant. No impact. Don made the motion to approve, Jason seconded. All in favor.

Election of officers – Jean Bourg nominated Don. Don accepted. All in favor.

Jean would like to remain as Vice Chair. All in favor.

Approval of Minutes as read.

March 25, 2020 – Jean made the motion to approve, Mark seconded. All in favor.

April 1, 2020 – Jean made the motion to approve, Mark seconded. All in favor.

April 22, 2020 – Don made the motion to approve, Jason seconded. All in favor.

Discussion regarding a Solar Panel Ordinance or a moratorium to prevent more projects, at this time, other than what has already been approved. Unable to hold a special Town Meeting due to capacity limitations (COVID-19). It was noted that the State has enacted a new law related to solar panel farms. Jean suggested inviting a company who specializes in solar panel farm construction in to talk to the Board.

Penny spoke to the Board regarding Jim Porter's resignation and comments made in the resignation letter. She instructed that if an applicant does not follow through with conditions as specified in the approved application, the Selectmen need to know and will act accordingly.

Kari to post the Unity Utilities District Ordinance online.

Seeing no further business to attend, meeting closed at 8:13 p.m. Next scheduled meeting June 24, 2020.

Respectfully submitted,

Sherry E. Powell-Wilson, Notary Public

Approved: 06/24/2020