

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

**DATE/TIME:** Wednesday, June 24, 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:** Donald Newell

**SECRETARY:** Sherry Powell-Wilson

**CODE ENFORCEMENT OFFICER:** Charlie Porter

**SELECTMEN PRESENT:** Tony Avila

**COMMITTEE MEMBERS NOT PRESENT:**

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application & Permit #298 06/10/2020	Applicant: Robert Peaslee Present:	62 Bacon Road, Map 7, Lot 5	1080 sq ft house, 480 sq ft garage	Yes	None
Construction Application & Permit #303 06/23/2020	Applicant: American Legion Post 50 Present: Lee Spaulding, Ron Moody	108 Windemere Lane, Map 20, Lot C3 Shoreland Zoning: Yes	Project to remove mud/dirt and replace w/gravel at front of building	Yes	Silt fencing – 10’ or 12’ to protect lake from runoff during project.

Meeting commenced at 07:10 p.m.

**#298 – Robert Peaslee – CEO approved. Construction of house and garage. Applicant has obtained a plumbing permit. Gerry made the motion to approve w/o conditions, Mark seconded, all in favor. Application is approved.**

**#303 – American Legion Post 50 – CEO approved. Project to replace 18” of soil with gravel at the front of the building. Jean made the motion to approve with condition of silt fencing to be used, approximately 10 to 12’ in length, during construction. Motion seconded, all in favor.**

Colleen Maguire and Susan Hunter presented their plans for a farm/general store to be located at Sue's farm (former Suzie Q Dairy) at 958 Albion Road. Their plan is to sell fruits and vegetables. There will be an EBT machine on site. The main residence is to be renovated into a store, and Sue will live in the smaller building (currently residence). CEO approves. No permits filed at this time.

Colleen and Ed Bailey, and Amy Young from Plymouth Engineering met with the Board to update on their proposed Dunkin Donuts project to be located at the corner of Vickery Lane and Main Street. They are currently awaiting more detailed plans. They hope to begin site work this fall and begin building early 2021. The project is contingent upon obtaining all approvals. The property is currently under contract. The plan is to drill their own well, but they will tie into Unity Utilities District for waste disposal. Dunkin Donuts uses an extensive filtering system for their water supply. The building is planned to be 1,900 square feet and the architect is developing the project in conjunction with the aesthetic requirements of the Village District as demonstrated in the Land Use Ordinance. Storm water runoff is slated to be on either side of the driveway. More to come as the project unfolds.

Leza Packard from the Ecology Learning Center and Steve Gavoni from Wentworth Partners and Associates, met with the Board to provide an update on their project. The Center has been moved to occupy the Unity Foundation located on Main Street, Unity. A change of use application will need to be filed. The original plan was to locate the Center at the Elwell Farm off the Quaker Hill Road. They hope to open the school this September with 48 students (Phase I, which comprises the first two years of operation). The group is currently working with the Fire Marshall on this project. The current plan is to use the carport roof as a possible means of egress in the event of a fire. Charlie voiced objections related to safety concerns. The plan is to install a railing, 22" high, around the roof of the carport, and a removable glass panel. Phase II involves increasing the number of students to 96. They are working with RSU 3 to bus students from within a 20-mile radius to the school. Volunteer work in the community will be part of the curricula. The Ecology Learning Center has been operating a pilot program based in Liberty, Maine, for two years. Representatives agree to keep the Planning Board, Selectmen, and CEO apprised of this project. Charlie has suggested to have members of the fire department visit the building to become familiar with the layout.

May's Minutes were approved with no changes.

Next meeting is scheduled for July 22, 2020.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,  
Sherry E. Powell-Wilson, Notary Public  
Approved: 07/22/2020