

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

**DATE/TIME:** Wednesday, June 26, 2019

**LOCATION:** Unity Town Office

**COMMITTEE MEMBERS PRESENT:** Jim Porter, Don Newell, Jean Bourg, Sherry Powell-Wilson

**COMMITTEE CHAIR/ACTING CHAIR:** Jim Porter

**SECRETARY:** Sherry Powell-Wilson

**CODE ENFORCEMENT OFFICER:** Charlie Porter

**SELECTMEN PRESENT:**

**COMMITTEE MEMBERS NOT PRESENT:** Jason Bosco, Mark Nickerson

<b>Application #/Date</b>	<b>Applicant Name</b>	<b>Building Site Address</b>	<b>Structure Type</b>	<b>Committee Approval</b>	<b>Conditions</b>
<b>Construction Application and Permit #256 06/17/2019</b>	<b>Jonathan &amp; Elsie Miller Present: Jonathan Miller Jonathan and Elsie Miller</b>	<b>354 Stagecoach Road, Map 14, Lot 19</b>	<b>Barn, 816 sq ft.</b>	<b>Yes</b>	
<b>Construction Application and Permit #257 06/20/20 19</b>	<b>John &amp; Jeanne Coseo Present: John &amp; Jeanne Coseo</b>	<b>84 Dogwood Lane, Map 19, Lot 7</b>	<b>Two-story gambrel-style garage, 30' x 40'</b>	<b>Yes</b>	

Lot Permit Application	Brian Strout Present: Brian Strout	Map 2, Lot 27-3	Divide lot into 2	Yes	1) Passing soils test on new lot 2) Survey of new lot to be created to ensure it meets the minimum lot size of 120,000 sq ft
Construction Application and Permit #258 June 21, 2019	Angela Gagne Present: Wayne Gagne	0 Quail Lane, Map 023, Lot 008-01	Single family home, 1400 sq ft	Yes	
Development Permit Pre-Application & Cover Sheet #6719 June 7, 2019	Jodi Fowler Present:	173 Main Street, Tax Map 13, Lot 1	Finish addition	On hold	

Jim called the meeting to order at 7:07 P.M. Introductions were made around the table. The question raised was if there was a quorum of members present. (According to the Unity Planning Board Ordinance – 4. D. No meeting of the Board shall be held without a quorum of four members. On any specific piece of business, four members must be eligible to vote or the matter must be postponed. The board shall act by majority vote calculated on the basis of the number of members present and voting.)

Construction Application and Permit #256 – Applicant has obtained a plumbing permit. Don moved to accept the application, Jean seconded. All in favor.

Construction Application and Permit #257 – Don made the motion to approve without conditions. Jean seconded. All in favor.

Lot Permit Application – Lot to be divided is 6.6 acres. Proposed lot to be created to be 3 acres. Jean made the motion to approve with conditions (see above). Don seconded. All in favor.

Construction Application and Permit #258 – This is a pre-existing lot of record. Don moved to accept the application without conditions. Jean seconded. All in favor.

Development Permit Pre-Application & Cover Sheet – Applicant’s plan is to finish construction of addition on residence, which consists of a two-story

addition to current residence, thereby making the location into four apartments. Capped basement was completed in July 2009. Unable to locate original application and permit for this project (capped basement). Applicant has been given a copy of the Ordinance describing design requirements. The plan is to redesign the building as a whole to meet the Ordinance. No decision made on the part of the Planning Board this date. Need to verify in the deed that the applicant owns the 300' along Main Street. Lot is shown to be 80' x 300'. There is room for four vehicles to park off the street. New well has been drilled.

Jean nominated Alex Koch to join the Planning Board. Alex is a current student of Unity College. Selectboard will review.

Don moved to accept the Minutes of May 22, 2019. Jean seconded. All favor. Don moved to accept the Minutes of June 13<sup>th</sup> as written. Jean seconded. All in favor.

Seeing no further business, motion was made to adjourn.

Next Planning Board meeting scheduled for Wednesday, July 24<sup>th</sup>, 2019.

Respectfully submitted,  
Sherry E. Powell-Wilson, Notary Public  
Approved: 07/24/2019