

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

DATE/TIME: Wednesday, August 28, 2019

LOCATION: Unity Town Office

COMMITTEE MEMBERS PRESENT: Don Newell, Jean Bourg, Mark Nickerson, Sherry Powell-Wilson

COMMITTEE CHAIR/ACTING CHAIR: Jean Bourg

SECRETARY: Sherry Powell-Wilson

CODE ENFORCEMENT OFFICER: Charlie Porter

SELECTMEN PRESENT:

COMMITTEE MEMBERS NOT PRESENT: Jim Porter, Jason Bosco

Application #/Date	Applicant Name	Building Site Address	Structure Type	Committee Approval	Conditions
Construction Application and Permit #267 08/08/2019	Applicant: Hailey Giggey Present: Hailey Giggey & Nicole Giggey	Map 6, Lot 38A 337 Stevens Road Shoreland Protection: No	Doublewide home (prebuilt)	Yes	Reconfigure placement of home and well so that the design meets setback requirements related to applicable farmland as stated in Land Use Ordinance.
Construction Applicant and Permit # 08/23/2019	Applicant: Rick Olivier Present:	Map 002, Lot 009 445 Waning Road Shoreland Protection: No	1,600 sq ft home w/2-car garage	Yes	

Jean opened the meeting promptly 7:05 P.M. Quorum met. Introductions were made around the table.

Construction Application and Permit #267 – CEO approved. Application is to locate a home (1,493 sq ft) on an established 5-acre lot. Applicant indicated on the application that the structure is within 100 ft of abutting farmland, and the proposed water well will be located within 300 ft of abutting farmland. Don

provided a map that demonstrates the property does meet the definition of “either prime, unique, or significant farmland soils” as defined by the Soil Conservation Service (see Land Use Ordinance, Section VI. Farmland Protection Incentive Measure, 3. Applicability). Applicant explained that the land from which this lot was carved was placed in a tax-incented protection status at some point in the past. Tax Assessor Ellery Bane has been contacted by the applicant and is involved. Don’s concern revolved around the fact that the lot is too small to accommodate the setback requirements as stated in the LUO (see LUO, Section V. Dimensional Requirements, 4. Agricultural Protection Setback, B. Applicable Farmland). Don made the motion to postpone the Planning Board’s decision on this permit until Ellery Bane could be consulted. Jean seconded. Don and Jean both voted aye. Mark Nickerson and Sherry Powell-Wilson voted nay based on their perspective that the lot had already been approved under LUO guidelines and the only matter to be interpreted is if the applicable Farmland rule applies. The well would be located on land used to graze cattle, which does not meet the description of commercial farmland in the LUO. Lengthy discussion ensued as Planning Board members sought to correctly interpret the LUO as it relates to this application. Mark made the motion to approve the permit with conditions, which Don constructed, that the placement of the home and well would be reconfigured to meet the setback requirements. Don seconded the motion. All in favor.

Construction Application and Permit #___ (applicant applied online). CEO approved. Mark made the motion to approve the application as is with no conditions. Don seconded. All in favor.

Event Notification – Mike Lancaster appeared before the Board to discuss an event he would like to conduct at the Marina Campground property. This is an event, that could be repeated, unsponsored by any association, to raise monies for charitable purposes and would consist mainly of snowmobile racing in a loop constructed on the ice. There would be temporary fencing and other safeguards implemented. The event would occur this coming winter 2019-2020. The property owners, John and Susan Piotti, have given their permission (see attached). Planning Board members discussed the project with Mr. Lancaster and offered advice as to liability such as procuring waivers from race participants. No decision is required of Planning Board members on this event as there is no ordinance in place to address this activity. Don proposed that these Minutes serve as a notice to the Selectboard of this event and proffered that the Selectboard consult with the MMA on any possible liability issues on the part of the Town.

Respectfully submitted,
Sherry E. Powell-Wilson, Notary Public
Approved: 09/25/2019