

Union Planning Board Minutes
Thursday, August 12, 2021, 6:30 p.m.
William L. Pullen Municipal Building Downstairs Meeting Room

Present: Gerald S. Brooks, Jr. (“Jerry,” Chair), Laura Curtis, Glenn Taylor, Michael Johnson, John Mountainland

Others Present: CEO Grant Watmough

1. **Meeting called to order:** 6:30 p.m. by Jerry Brooks.
2. **Request to expand/replace existing nonconforming cottage on Sennebec Pond at 48 Greene Lane -- Map 31 Lot 34 – Owner Susan Fay, represented by applicant John Mountainland, GEM Construction:**

Jerry established no conflict or bias, and a quorum. The Planning Board has jurisdiction under the Land Use Ordinance. John Mountainland has standing as designated by the applicant; he is recusing himself from this vote as a Planning Board member. All fees have been paid.

On behalf of the owner, John presented the project as tearing down an old cottage and constructing a new one moving roughly 14’ back. This will make it less non-conforming. They will also tear down an outbuilding and add that square footage. There will be a pole by a shed back quite a ways. CMP plans to run power underground for a communal-type generator. The deck is brand new, so they hope to take that off and later reattach it.

Jerry asked about trees or vegetation. John said they wanted to get away the from huge oak trees on shore, on a bank well out of the flood plain.

Grant reminded this had previously come before the Planning Board with a 30% expansion approved, but it was never done.

Glenn noted the leach field was approved fairly recently in 2007.

John confirmed he will use best management practices, as it’s right on the lake.

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Jerry asked for questions. There were none. He said the general consensus was approval with two conditions concerning shoreland and vegetation:

- 1) Outlined in 4.12.3.4.2
- 2) Outlined in 4.12.3.1.3

Motion by: Glenn Taylor to accept with the above two conditions.

2nd by: Michael Johnson

4-0-1 abstention (Mountainland)

- 3. Accept minutes of April 8, 2021:** Tabled due to lack of quorum.

Accept minutes of May 25, 2021: Tabled due to lack of quorum.

Accept minutes of June 10, 2021: Tabled due to lack of quorum.

- 4. Adjourn:** 6:52 p.m.

Motion by: Glenn Taylor

2nd by: Michael Johnson

5-0

Respectfully submitted,

Sherry Abaldo
Secretary