

Union Planning Board Minutes
Thursday, August 24, 2023, 6:30 p.m.
William L. Pullen Municipal Building Downstairs Meeting Room

Present: Robin Milliken, Glenn Taylor, Gerald S. Brooks, Jr. (“Jerry,” Chair), Mike Johnson, Dale Flint, John Mountainland

Others Present: CEO Grant Watmough, Matt Eddy (MCOG), Martha Johnston-Nash

- 1. Meeting called to order:** 6:30 p.m. by Jerry Brooks.
- 2. Proposed zoning amendment to create “Community Center District”:**

Jerry established no conflict or bias, and acknowledged that John Mountainland is on the TCC Board which was no problem according to consensus. He introduced Matt Eddy, Maine Council of Governments, who did a quick review.

Matt said they ultimately decided to create a new district and mirror that district table on the other land use table. He went through a series of uses and made the changes as discussed. He ended up changing the building coverage from 100% to 80%.

He said because we’ve got front yards, there are really no changes, noting the key pieces and the dimensional changes were to get at the issue of separating the buildings, which we’re proposing to do because (the old) Union school is being developed as a senior housing project. So the changes made in the dimension tables eliminated side yards so that they didn’t have any conflicts when we split the buildings but didn’t physically. There was a discussion about building height of 15’ which was set as reasonable. Lot size is 20,000 SF. The reality is they are waiving the density. The planning board will address whatever the ultimate density is of the building by ensuring the septic/effluent system will be capable of handling it, which can be done during Site Plan Review.

He said the notion is that when they split the building, all the utilities are separate, and they’ve been writing that into a parallel tax credit financing district that will be set up both to permit funding of the housing development (likely need to have a TIF match if certain state and federal programs are used to develop the housing), and at the same time would allow us to capture value, take that revenue and put that into the Thompson Community Center over a 30-year period allowed for the rehab of that, and long term maintenance.

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Jerry asked for questions. Grant got an email from Jesse Thompson who was sorry he could not attend; he has gone through the information and is in support of what's here tonight.

Martha Johnston-Nash said she thought it would work, be easy to get through the select board, and thanked the planning board for voting on this with other things on their plate.

Motion to approve this, send it on to the select board for their review, and go from there by: Glenn Taylor

2nd by: John Mountainland

6-0

Grant said we will have to have a public hearing. This vote tonight allows us to get it in the works for the warrant for that meeting. We still at least seven days before that meeting have to have a public hearing. Jay thought it ought to be a joint meeting with the select board and the planning board. He thought it ought not to be at a select board meeting because it would muddy up the rest of their agenda. It ought to be on a planning board regular meeting or a separate meeting, probably early October.

Matt said he understood there would be a series of youtube info sessions on both the ordinance and the TIF. He added the most important thing in all this as well is what they learned from the developers via RFP: they need a predictable process.

3. Any other business by the board:

Grant noted a preapplication under Site Plan Review for a meeting in September re: Mic Mac Market, the building out back that did the water. The board had approved something there in the past (Threshers Brewing, said Jerry) that did not happen. They have now an application to have a cornhole court and the idea of beer and alcohol being served.

4. Adjourn:

Motion by: Glenn Taylor

2nd by: John Mountainland

6-0

Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Sherry Abaldo
Secretary