

Union Planning Board Minutes
Thursday, December 14, 2023, 6:30 p.m.
William L. Pullen Municipal Building Downstairs Meeting Room

Present: Jesse Thompson, Glenn Taylor, Mike Johnson, Dale Flint

Others Present: CEO Grant Watmough, Kyle Bergey, Jenna Bergey

- 1. Meeting called to order:** 6:42 p.m. by Glenn Taylor

- 2. Site Plan Review Map 26 Lot 11 (part) – Kyle and Jenna Bergey, Storage Unit and Auto Shop:**

In answer to Glenn, Kyle Bergey said they want build a storage unit and auto shop. Glen said they would go down through the Site Plan checklist (17 items, as follows). Jesse attached a copy of the drawing to an easel for the board's review.

- 1) Name and address of applicant and developer – check.
- 2) Scale and true north or magnetic indicator – check.
- 3) Total land area of site – check. Kyle said 3.4 acres.
- 4) Location of development on the site – check.
- 5) Location of watercourses, marshes, or bedrock on the site – check.
- 6) Existing soil conditions as described by a soil scientist, geologist, engineer, or Soil Conservation Service medium intensity soil survey – NA.
- 7) Location of proposed public utilities, culverts, wells, and leach fields – check.
- 8) Location of fencing, screening, or landscape work – NA.
- 9) Contour lines may be required and specified by the Planning Board showing elevations in relation to national geographic vertical datum – NA.
- 10) Municipal tax map, lot numbers, names, and addresses of all landowners within 500' – check. Grant added they will be doing a public hearing.
- 11) The Planning Board may also require an updated survey completed by a licensed Maine surveyor or engineer – check. Glenn confirmed the Bergeys have a copy as well.
- 12) Exact dimensions and acreage of parcel – check.
- 13) Location of all buildings within 300' of the property boundaries – check.
- 14) Location of all other structures, wells, sewer systems, water bodies, easements, drainage ways, public and private water ways, and roads within 300' of the boundary lines – NA.
- 15) The size, shape, and location of existing and proposed buildings on the parcel, as well as elevations of proposed buildings – check. Kyle pointed out the site of proposed buildings on the drawings, said no existing buildings, and noted there are separate drawings of the elevation.

December 14, 2023 Planning Board Minutes

16) Locations and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines – check. Kyle pointed out the driveway and parking entrance. Glenn confirmed it is the same entrance there now. Kyle said no sidewalks.

17) A signature block on the site plan, including space to record a reference to the order by which the plan is approved – check.

Glenn confirmed all the setbacks have been met, it's an allowed use, and in the commercial zone. Dale confirmed the fee has been paid.

Motion to accept this completed application by: Mike Johnson

2nd by: Dale Flint

4-0

Grant said he will schedule the final right after the public hearing on January 11.

3. Approve minutes of November 9, 2023: Tabled.

Motion to table by: Dale Flint

2nd by: Mike Johnson

4-0

4. Any other business by the board: None.

5. Adjourn:

Motion by: Dale Flint

2nd by: Mike Johnson

4-0

Meeting adjourned at 6:54 p.m.

Respectfully submitted,

Sherry Abaldo
Secretary