

Union Planning Board Minutes
Thursday, December 23, 2021, 6:30 p.m.
William L. Pullen Municipal Building Downstairs Meeting Room

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

Others Present: CEO Grant Watmough, Jim Pease

1. **Meeting called to order:** 6:30 p.m. by Jerry Brooks
2. **Final plan meeting, minor subdivision (2 lots) – Knox Capital, LLC (Jim Pease) – Map 25 Lot 8:**

On December 9 the board reviewed Mr. Pease’s proposal in the preapplication review process. Additionally, the board waived site walk and public hearing which are optional in reviews of minor subdivisions. This property has come before the board before, and all are familiar with the property. Jerry established no conflict or bias, quorum, project summary, Planning Board has jurisdiction, applicant has standing to apply (signatory of current Purchase & Sale Agreement with Lanphere & Sons, LLC, owner), all fees have been remitted at this time.

Jim gave a recap: taking this one 24 to 26-acre lot and breaking it in two. One lot is the front lot where the shop is currently located, roughly five acres; that is being sold. He is going to keep the back lot until he figures out what to do with it. He is here to create two lots. He is here because the previous owner is keeping four acres off this original lot. The road is designed at 60’. That piece is not just a ROW; it will be owned by him owning the back lot. He is not changing anything other than that. Soils test was done on the back lot. Front lot soil currently has a soils test and permit for septic system.

Grant included in the packet a copy of the letter to abutters and list of abutters. The letters were mailed out 10 days prior and no inquiries. Jim said he spoke with Wilshire who was aware of it.

Jerry went through Section 6, Minor Subdivisions, C Submissions, beginning on page 8 of the Town of Union Subdivision Ordinance. Plans/maps have been submitted.

1 Proposed name of subdivision – Ponderosa.

2 Field Survey – Submitted.

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3 Copy of deed restrictions – None.

4 Type of sewage disposal – Plan in place/requirement met.

5 Water supply systems – WAIVED.

6 Date plan prepared, north point, graphic map scale – in previous packet.

7 Copy of portion of county Soil Survey – in previous packet.

8 Contour lines at interval specified by Planning Board – WAIVED.

9 Any portion in flood-prone area – WAIVED.

Jerry moved on to Section 10, General Standards, page 21.

A Conformance with Comprehensive Plan – ok December 9.

B Retention of open spaces and natural or historic features – WAIVED.

C Lots – on Mylar.

D Utilities – met.

E Required improvements — pins are set.

F Land features – met.

G Cluster development – WAIVED.

H Dedication and maintenance of common open space and services – WAIVED.

I Construction in flood hazard areas – WAIVED.

Next came Section 11, Street and Storm Damage Design and Construction, page 27.

A General requirements – Met.

B Street design standards – WAIVED.

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C Street construction standards – WAIVED.

D Stormwater management design standards – WAIVED.

E Storm drainage construction standards – WAIVED.

F Additional improvements and requirements – WAIVED.

G Certification of Construction – WAIVED.

Section 12, page 34, Performance Guarantees – WAIVED

Jerry asked for questions from the board. No questions.

Motion to approve by: John Mountainland

2nd by: Dale Flint

5-0

3. Accept minutes of December 9, 2021:

Motion by: Dale Flint

2nd by: John Mountainland

5-0

4. Any other business by the board:

As it stands no meeting in January. In February there will be an application for a duplex where somebody bought a house and wants to add a duplex. There will also be another two-lot subdivision.

5. Adjourn: 6:50 p.m.

Motion by: Dale Flint

2nd by: John Mountainland

5-0

Respectfully submitted,

Sherry Abaldo
Secretary