

**Union Planning Board Minutes**  
**Thursday, December 9, 2021, 6:30 p.m.**  
**William L. Pullen Municipal Building Downstairs Meeting Room**

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

**Others Present:** CEO Grant Watmough, Ryan Lanphere, Jim Pease, Rob Milliken, Erik Amundsen

1. **Meeting called to order:** 6:30 p.m. by Jerry Brooks
  
2. **Application to establish (move from Heald Highway) a commercial construction business – Map 8 Lot 25 (199 & 163 Cole Road) – Lanphere & Son, LLC Applicant / Donald Hannan Owner:**

Jerry established no conflict or bias, quorum, Planning Board has jurisdiction, applicant has standing, application and fees have been submitted.

Ryan Lanphere explained this location would have a house office manager to answer the phone, maybe some trucks, mostly in the pit.

Grant pointed out they currently own the gravel pit that Mr. Hannan had off Cole Road; Mr. Hannan already had approval for that. Grant added that board approval as well as permits go with the land. The gravel pit has another three years. Jerry noted that every five years, the Planning Board has to review how it is being managed.

Ryan clarified that nothing was really at their Heald Highway location other than stored stuff. They were going to sell a bunch of stuff but they don’t need to do that, and it proved more work than it was worth. He wants to relocate, set up a little office, have a phone. He also said the gravel pit will be for his own company’s use, and that no one would be going there to buy.

Grant said there are some posted roads on Cole but exempt up to and including this property.

The board concurred this application was straightforward.

Motion to approve the application by: Glenn Taylor

2<sup>nd</sup> by: John Mountainland

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### 3. Preapplication meeting, minor subdivision (2 lots) – Knox Capital, LLC (Jim Pease) – Map 25 Lot 8:

Jerry established no conflict or bias, quorum, Planning Board has jurisdiction under the Subdivision Ordinance. The applicant has standing as signatory on a land sales agreement, and he just provided a Purchase and Sale Agreement. Application submitted and fee paid.

Jerry said there will be three to four steps, outlining tonight's review of the application and sketch plans, Q&A, and suggestions. Step two is up to the board with some flexibility such as onsite inspection. Step three is a public hearing, if necessary, with step four final site plan review often held the same night as the public hearing.

Jim Pease said this is a change from three to two lots. Lot 1, the front lot with the garage, has a Purchase and Sale Agreement and is waiting to be sold. He was originally going to divide the larger Lot 2 into house lots, but people have inquired about buying the whole lot; he may come back to the board later to subdivide it. He noted this part of Heald Highway is in the commercial district.

Jerry asked if Jim could split that legally right now.

Grant the squiggly lines on the sketch plans indicate what Mr. Lanphere is either selling or retaining, so that's one of three lots being created. One can be done outside subdivision review, but that first one has to count. Subdivision is a division of one parcel into three over a five-year period.

Glenn asked about access to Lot 2. Jim said he was deeded access when Lot 1 sold. Glenn asked if it is suitable for a minor subdivision. Jim said it is 60' wide.

Jerry said we've got to peel down through the requirements and opened to questions and answers.

Grant said currently Mr. Lanphere has a DOT entrance permit there. If there's a major change, which this is not looking like, it would require DOT review. This is less intrusive plus they've talked with DOT. Jim said Mr. Lanphere got the biggest entrance which meets everything DOT requires. He added he is only doing two lots so there is no change, but he would need them to sign off if he were to do eight lots. Mr. Lanphere confirmed it is 24 something acres. Jim said Lot 1 is five acres. Grant said 27.88 acres total: Mr. Lanphere's retained lot is four acres, Lot 1 is five acres, Lot 2 is 18.88.

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Jerry said we are all familiar with this lot. No one on the board felt the need for a site visit. Site visit WAIVED.

Glenn asked about the second septic. Jim said Lot 1 has a septic permit and Lot 2 a soils test.

Jerry said thinking back to the small Helen Zahn subdivision, we don't have enough info. Grant reminded this is a preapplication; this is the time to tell him what you do need, and next time he'll come with the full-blown application. Jim asked what else he needed to do to split these two lots.

Jerry went through the requirements of Section 6, Minor Subdivisions, C Submissions, beginning on page 8 of the Town of Union Subdivision Ordinance.

1 Proposed name of subdivision – check.

2 Field survey – need monuments; he has Ryan's lot pinned but also needs Lots 1 & 2.

3 Copy of deed restrictions – Jim said none other than the ROW that needs to be created and deeded; it is being worked on as part of the sale to the other gentleman, and he will bring a copy.

4 Type of sewage disposal – septic permit for 1, soils test for 2. Jerry said requirement met at this point.

5 Water supply systems – Jim said there will be drilled wells. Statements from abutting landowners WAIVED.

6 Date plan prepared, north point, graphic map scale – check.

7 Copy of portion of county Soil Survey – check.

8 Contour lines at interval specified by Planning Board – WAIVED. Jerry and Dale said it is flat land.

9 Any portion in flood-prone area – WAIVED.

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

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Grant said a lot of this pertains to open space. He added the whole thing is in the rural zone; commercial starts to the west of this lot, which is not a problem as the board can approve something like this in the rural zone.

Glenn said as far as Lot 1, though it's in rural zone it is not a lot different than the lot Mr. Lanphere is retaining. Grant reminded approval goes with the land, not the applicant. It had already been approved for commercial construction activity, and that's what's going to be done there again.

Jerry said looking back to the previous minor subdivision, the board did go through the standards so proceeded.

A Conformance with Comprehensive Plan – check.

B Retention of open spaces and natural or historic features – does not apply, WAIVED.

C Lots — check.

D Utilities — check. Lot 1 is underground from the street side.

E Required improvements

1 Monuments – Jim said he plans to have it surveyed and taped off by the surveyor. Dale said we are looking at three pins and suggested a fourth at the road. The board concurred.

2 Water supply – WAIVED.

3 Sewage disposal – WAIVED.

4 Surface drainage – does not apply. Jerry said perhaps this will apply later if and when Lot 2 is split up.

F Land features – keep the following requirements:

1 Topsoil shall be considered part of the Subdivision and shall not be removed from the site except for surplus topsoil from roads, parking area, and building excavations.

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2 Except for normal thinning, landscaping, and cutting trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion. The board shall require a developer to take measures to correct and prevent soil erosion in the proposed subdivision.

G Cluster development – not applicable, WAIVED.

H Dedication and maintenance of common open space and services – not applicable, WAIVED.

I Construction in flood hazard areas -- does not apply, WAIVED.

Next came Section 11, Street and Storm Damage Design and Construction, pp. 27-34.

A General requirements

1 Proposed streets and storm water management systems, etc. – already provided.

2 Subdividers shall submit to the board, as part of the final plan, detailed construction drawings showing a land view, profile, and typical cross-section of the proposed streets. Information to include date, scale, and magnetic true north point, etc. – keep requirements.

3 Copies of plans for a proposed public street – not applicable as it's a state road, WAIVED.

B Street design standards – Dale asked when Jim or somebody subdivides Lot 2, who has the responsibility of the road, building the road? Jerry and Glenn said whoever does that back subplot would be responsible for the road. Jerry said this is meant for bigger subdivisions. Glenn suggested waiving. Not applicable, WAIVED.

C Street construction standards – not applicable, WAIVED.

D Stormwater management design standards – not applicable, WAIVED.

E Storm drainage construction standards – not applicable, WAIVED.

F Additional improvements and requirements – not applicable, WAIVED.

G Certification of Construction – not applicable, WAIVED.

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Section 12, Performance Guarantees — WAIVED.

Grant said Jim will need a street name as this subdivision is accessing three lots, adding that Jim Murphy is our addressing officer to present to. Grant also cautioned against coming up with a street name too similar to anything else around – such as Granite Lane and Granite Avenue in Thomaston – as our ordinance does not allow this due to emergency response. There can be no street name conflict or confusion in our town or towns near us.

Jim summarized the major things he will need: mylars, ROW description, get lots pinned, name of street.

Grant said we do need to notify abutters. He will get an abutters list (not that many), address labels, etc. Abutters must be notified 10 days prior to final, the sooner the better.

Jerry noted the board waived onsite inspection and asked about a public hearing. Grant said a public hearing is optional for the board for a minor subdivision. John and the board agreed waive it. Jerry said nothing is changing significantly from anyone's point of view. Grant said this is a minor minor subdivision; only one of these lots has put him before the board.

Next meeting will be December 23.

### **4. Accept minutes of September 23, 2021:**

Motion by: Glenn Taylor  
2<sup>nd</sup> by: Michael Johnson  
5-0-1 abstention (Milliken)

### **Accept minutes of October 28, 2021:**

Motion by: Glenn Taylor  
2<sup>nd</sup> by: Dale Flint  
5-0-1 abstention (Mountainland)

### **5. Any other business by the board:**

There is still somebody interested in doing self-storage.

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**6. Adjourn:** 9:35 p.m.

Motion by: Dale Flint

2<sup>nd</sup> by: John Mountainland

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Respectfully submitted,

Sherry Abaldo  
Recording Secretary